

# **Board of County Commissioners Meeting**

**Tuesday, November 15, 2016**

**Hearing Room 1, First Floor**

## **AGENDA**

The Tuesday meeting of the Board of County Commissioners (The Board) is an open meeting in which The Board approves contracts, expends funds, hears testimony, makes decisions on land use cases and takes care of other county matters. The public is welcome to attend.

The Board meeting has three parts: Public Comment, the Business Meeting and the Public Hearing.

### **General Procedures**

Agenda items will normally be considered in the order they appear on this agenda. However, The Board may alter the agenda, take breaks during the meeting, work through the noon hour; and even continue an item to a future meeting date.

### **Public Comment (8:00 a.m.)**

The Board welcomes your comments; During the Public Comment time, members of the public have three minutes to present views on county matters that are not included on the Hearing Agenda. The Public Comment time is not for questions and answers: it is your time to express your views.

Please note that you are always welcome to communicate with the Board on the county's Web site ([www.jeffco.us](http://www.jeffco.us)), by e-mail ([commish@jeffco.us](mailto:commish@jeffco.us)), by phone (303-271-8525), fax (303-271-8941) or US mail (100 Jefferson County Parkway, Golden, CO 80419). You can also meet your Commissioners at numerous community events such as town hall meetings, homeowner associations and chamber meetings.

### **Business Meeting**

**Call to Order**

**Pledge of Allegiance**

**Proclamation - Rocky Mountain Metropolitan Airport Day**

**Tuesday, November 15, 2016 (continued)**

**Proclamation - Pancreatic Cancer Awareness Day**

**Consent Agenda**

CONSENT AGENDA PROCEDURES - Items on the Business Meeting Consent Agenda generally are decided by The Board without further discussion at the meeting. However, any Board member may remove an item from the Business Meeting Consent Agenda. The Board is not required to take public comment on removed items, but may request additional information and input.

1. **Resolution CC16-444** Expenditure Approval Listings Dated November 10, 2016 - Accounting
2. **Resolution CC16-445** Ratification of Expenditure Approval Listings Dated November 3, 2016 - Accounting
3. **Resolution CC16-446** Expenditure Approval Listings Dated November 17, 2016 and November 23, 2016 - Accounting
4. **Resolution CC16-447** Bi-Weekly Payroll Register - Accounting
5. **Resolution CC16-448** Peaks to Plains (P2P) Trail Maintenance and Visitor Management Intergovernmental Agreement with Clear Creek County - Open Space
6. **Resolution CC16-449** Douglas Mountain Properties Kolin OS14-35 and Lamb Trust OS14-36 - Open Space
7. **Resolution CC16-450** CDOT Crown Castle Agreement - Contract with CDOT JCOS16-19 - Open Space
8. **Resolution CC16-451** First Amendment License Agreement - T-Mobile West Tower LLC, a Delaware limited liability company - Facilities
9. **Resolution CC16-452** Grant Application and Grant Acceptance - Colorado Department of Transportation for Safe Routes to School Infrastructure Grant 2018 - Transportation and Engineering
10. **Resolution CC16-453** Request for an Exception to the Cooperative Improvements Project Policy - Road and Bridge
11. **Resolution CC16-454** Contract - Rocky Mountain Microfilm and Imaging for Purchase of Service Agreement - Human Services

## Tuesday, November 15, 2016 (continued)

12. **Resolution CC16-455** Contract - Colorado Boys Ranch Foundation for Purchase of Service Agreement - Human Services

Other Contracts and Resolutions for which Notice was not possible may be considered.

### Regular Agenda - No Agenda Items

### Public Hearing

There are two parts to the Public Hearing Agenda: the Hearing Consent Agenda and the Regular Hearing Agenda.

Items are listed on the Hearing Consent Agenda because no testimony is expected. In the event a Commissioner or any member of the public wishes to testify regarding an item on the Consent Agenda, the item will be removed and considered with the Regular Hearing Agenda.

Unless otherwise stated by the Chair, a motion to approve the Hearing Consent Agenda shall include and be subject to staff's findings, recommendations, and conditions as listed in the applicable Staff Report.

### Hearing Consent Agenda

13. **Resolution CC16-441**  
**Case Number:** 16-110589VA: Vacation  
Owner: Jefferson County  
Applicant: John B. Roybal  
Location: Right-of-way adjoining 16774 County Road 126, Section 27, Township 7 South, Range 71 West  
Approximate Area: 0.04 Acre  
**Purpose:** To vacate a portion of a county road.  
Case Manager: Steve Krawczyk
14. **Resolution CC16-442**  
**Case Number:** 16-103547AM: Regulation Amendment  
Applicant: Jefferson County  
Location: Unincorporated Jefferson County  
**Purpose:** To amend the Site Development Plan process and associated regulations within the Zoning Resolution and Land Development Regulations.  
**Today's Action:** To continue the case to December 13, 2016  
Case Manager: Heather Gutherless/Christiana Farrell

## Tuesday, November 15, 2016 (continued)

The public is entitled to testify on items under the Public Hearing Regular Agenda. Information on participation in hearings is provided in the County's brochure, *"Your Guide to Board of County Commissioners Hearings."* It may be obtained on the rack outside the hearing room or from the County Public Engagement Office at 303-271-8512.

### Hearing Regular Agenda

#### 15. Resolution CC16-443

**Case Number:** 16-107974RZ: Rezoning (continued from October 18, 2016 for decision only)  
**Case Name:** Ryan Ranch Lot 22 Official Development Plan  
**Owner/Applicant:** Avel and Jessica Kolesnikov  
**Location:** 15925 West 60<sup>th</sup> Circle, Section 12, Township 3 South, Range 70 West  
**Approximate Area:** 5.27 Acres  
**Purpose:** To rezone from Planned Development (PD) to PD to allow future subdivision of the property into 16 lots for single-family detached units.  
**Case Manager:** Christiana Farrell

### Reports

County Commissioners

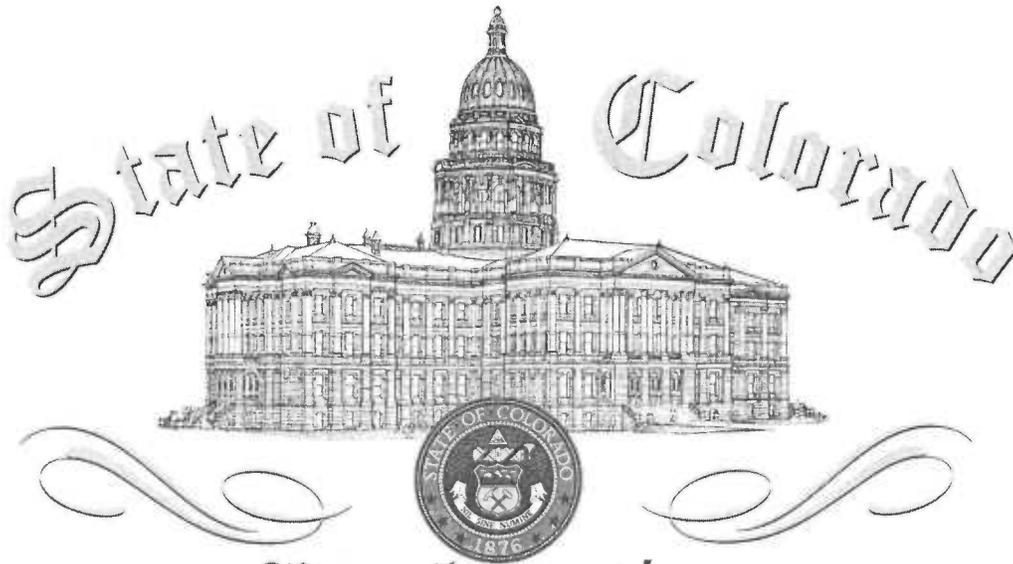
County Manager

County Attorney

### Adjournment

Jefferson County does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or sexual orientation in the provision of services. Disabled persons requiring reasonable accommodation to attend or participate in a County service, program or activity should call 303-271-5000 or TDD 303-271-8071. We appreciate a minimum of 24 hours advance notice so arrangements can be made to provide the requested auxiliary aid.

The Board meetings can be viewed on a television monitor in the cafeteria on the lower level of the Jefferson County Administration and Courts Facility. Also, you may use the cafeteria tables there to work or gather until The Board is ready to hear your case. Board meetings and hearings are recorded and available on the county's Web site at [www.jeffco.us](http://www.jeffco.us).



## Proclamation

*WHEREAS, the State of Colorado has acknowledged that (a) there exists a need to promote the safe operation and accessibility of general aviation and intrastate commercial aviation in our state; (b) improvement of general aviation and intrastate commercial aviation transportation facilities will promote diversified economic development across our state; and (c) accessibility to airport facilities for state residents is critical in the event of a medical or other type of emergency; and*

*WHEREAS, Colorado's system of 74 public use airports, including 60 public use general aviation airports, are essential to the transportation, economic development, emergency response, and other needs of communities of all sizes across our state; and*

*WHEREAS, the Colorado Department of Transportation's Division of Aeronautics is continuing its nationally-recognized innovation, and has developed and implemented the nation's first statewide General Aviation Airport Sustainability Program, designed to easily and cost-effectively assist Colorado general aviation airports to become more environmentally, financially, operationally, and socially sustainable; and*

*WHEREAS, Rocky Mountain Metropolitan Airport has elected to participate in the State's General Aviation Sustainability Program by implementing an Airport Sustainability Plan, officially demonstrating its outstanding commitment to being a responsible and sustainable transportation asset to its local community and to Colorado's entire aviation system; and*

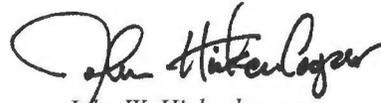
*WHEREAS, such participation reflects highly on Rocky Mountain Metropolitan Airport and Jefferson County, in addition to the Denver Northwest Metropolitan Community, and clearly demonstrates the Airport's commitment to excellence; and*

*WHEREAS, the State of Colorado recognizes Rocky Mountain Metropolitan Airport for its participation in the Colorado Division of Aeronautics' General Aviation Sustainability Program, and commends its management, staff, and supporters for their dedication and commitment to the airport, the community, and the entire Colorado aviation system;*

*Therefore, I, John W. Hickenlooper, Governor of the entire State of Colorado, do hereby proclaim, forever after, November 15, 2016, as*

**ROCKY MOUNTAIN METROPOLITAN AIRPORT DAY**  
*in the State of Colorado.*

*GIVEN under my hand and the  
Executive Seal of the State of  
Colorado, this fifteenth day of  
November, 2016*

  
John W. Hickenlooper  
Governor



JEFFERSON COUNTY, COLORADO



**PROCLAMATION**

*Pancreatic Cancer Awareness Day*

**November 17, 2016**

WHEREAS, in 2016, an estimated 53,070 people in the United States will be diagnosed with pancreatic cancer, 41,780 will die from the disease, and 4,390 of those deaths will occur in the state of Colorado; and

WHEREAS, according to the American Cancer Society, pancreatic cancer is expected to surpass breast cancer to become the third leading cause of cancer-related deaths in the United States in 2016, and is predicted to become the second leading cause of cancer-related death by 2020; and

WHEREAS, pancreatic cancer is the only major cancer with a five-year relative survival rate below ten percent; and

WHEREAS, when symptoms of pancreatic cancer are presented, it is generally revealed to be in later stages, and 71 percent of pancreatic cancer patients succumb within the first year of their diagnosis; and

WHEREAS, the health and well-being of citizens of Jefferson County are enhanced as a result of increased awareness about pancreatic cancer, as well as research into early detection, causes, and effective treatments.

NOW, THEREFORE be it proclaimed by the Jefferson County Board of County Commissioners, of the State of Colorado, that November 17, 2016 be declared as  
Pancreatic Cancer Awareness Day.

\_\_\_\_\_  
Libby Szabo, Chairman

\_\_\_\_\_  
Donald Rosier, Chairman Pro Tem

\_\_\_\_\_  
Casey Tighe, Commissioner

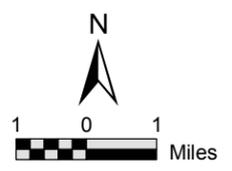
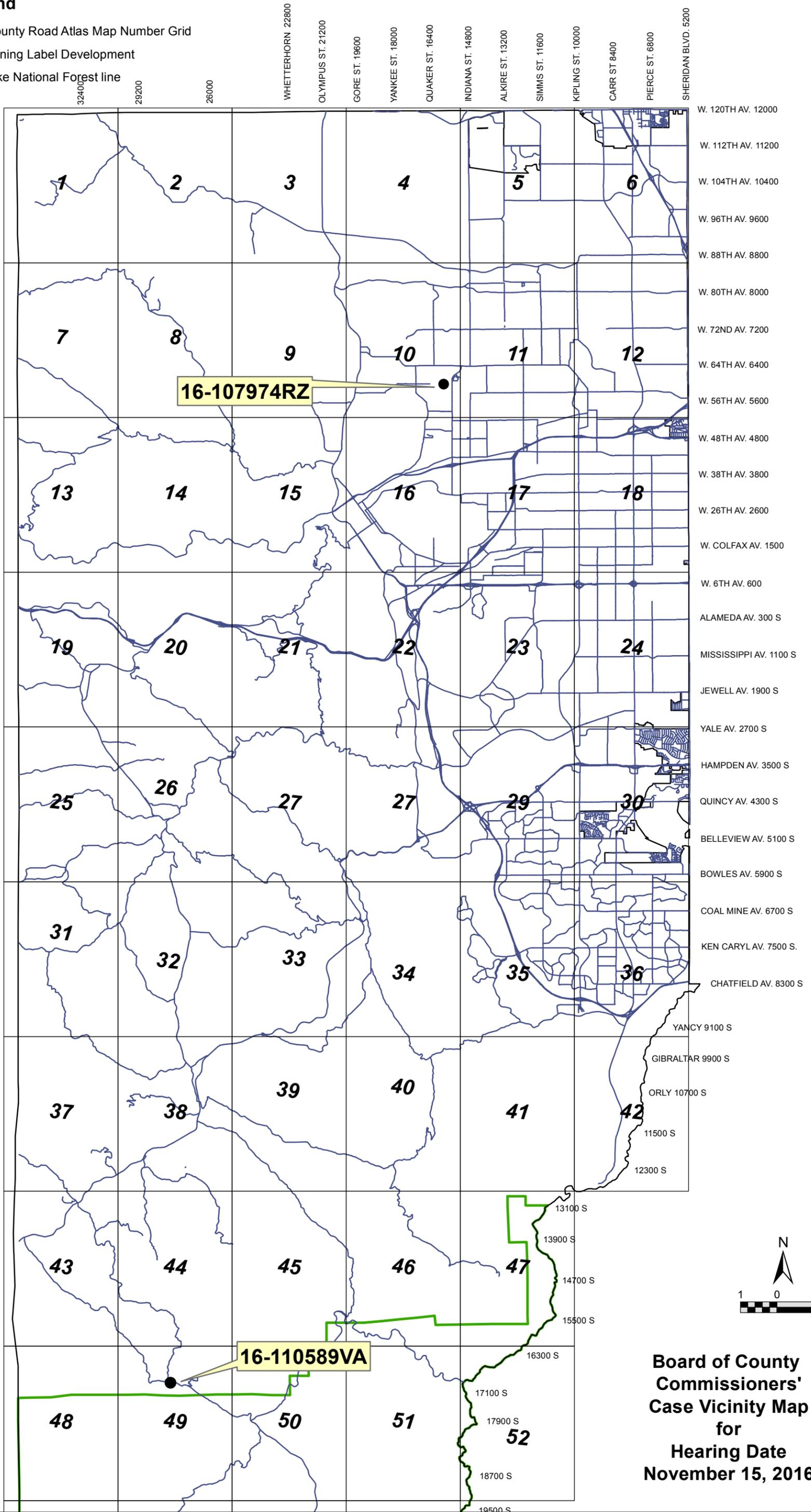


**Legend**

— County Road Atlas Map Number Grid

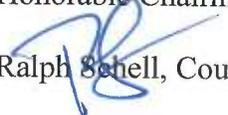
● Zoning Label Development

□ Pike National Forest line



**Board of County Commissioners' Case Vicinity Map for Hearing Date November 15, 2016**

**MEMORANDUM**

**TO:** Honorable Chairman and Members of the Board of County Commissioners  
**FROM:**  Ralph Schell, County Manager  
**DIST:** Tim Kauffman, County Treasurer  
**RE:** EXPENDITURE APPROVAL LISTINGS  
**DATE:** November 15, 2016

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**Staff Recommendation:**

Allow settlement of accounts listed on the Expenditure Approval Listings dated November 10, 2016

Resolution No. **CC 16 - 444**

**Background:**

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the BCC on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

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Prepared By: Kay Aberle, Accounting Supervisor, x8532, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, x8542, Jefferson County Accounting Division

## MEMORANDUM

**TO:** Honorable Chairman and Members of the Board of County Commissioners

**FROM:** Ralph Schell, County Manager

**DIST:** Tim Kauffmann, County Treasurer

**RE:** Ratification of Expenditure Approval Listing dated November 3, 2016

**DATE:** November 15, 2016

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**Staff Recommendation:**

Allow settlement of accounts listed on the Expenditure Approval Listings dated November 3, 2016 that were prepared by the Accounting Division and reviewed and approved by the County Manager or his designee.

Resolution No.            **CC 16 - 4 4 5**

**Background:**

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the BCC on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

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Prepared by: Sheri Haxton, Administrative Coordinator, x8559, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, x8542, Jefferson County Accounting Division.

## MEMORANDUM

**TO:** Honorable Chairman and Members of the Board of County Commissioners

**FROM:**  Ralph Schell, County Manager

**DIST:** Tim Kauffmann, County Treasurer

**RE:** Approval of Expenditure Approval Listing dated November 17, 2016 and November 23, 2016

**DATE:** November 15, 2016

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**Staff Recommendation:**

Allow settlement of accounts listed on the Expenditure Approval Listings dated November 17, 2016 and November 23, 2016 to be prepared by the Accounting Division subject to review and approval by the County Manager or his designee.

Resolution No.

CC 16 - 4 4 6

**Background:**

Jefferson County has established a system of controls to reasonably assure that the claims to be examined and settled by the BCC on the Expenditure Approval Listings are allowable.

Further, the staff has reviewed all claims and has reasonable assurance that all claims are allowable and are in order to be paid.

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Prepared by: Sheri Haxton, Administrative Coordinator, x8559, Jefferson County Accounting Division

Reviewed by: Deborah Freischlag, Director of Accounting, x8542, Jefferson County Accounting Division.

**MEMORANDUM**

**TO:** Honorable Chairman and Members of the Board of County Commissioners

**FROM:**  Ralph Schell, County Manager

**DIST:** Ralph Schell, Tim Kauffman, Accounting

**RE:** BI-WEEKLY PAYROLL REGISTER

**DATE:** November 15, 2016

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**Staff Recommendation:**

Approve the issuance of county warrants as listed on this Bi-Weekly Payroll Register for period ending November 12, 2016.

Resolution No.        **CC 16 - 4 4 7**

**Background:**

Payroll warrants and ACH Direct Deposit Notifications have been prepared in accordance with current Personnel Action forms and time sheets received in the Financial Control Division by the required deadlines and all applicable taxes and deductions have been withheld therefrom. A summary register of these claims has been circulated and thereby presented for audit and allowance by the Board of County Commissioners. The Board of County Commissioners hereby directs the County Treasurer to pay same.

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Prepared By: Jefferson County Accounting Division

**MEMORANDUM**

**TO:** Honorable Chairman and Members of the Board of County Commissioners  
**FROM:**  Ralph Schell, County Manager  
**RE:** Peaks to Plains (P2P) Trail Maintenance and Visitor Management Intergovernmental Agreement with Clear Creek County  
**DATE:** November 15, 2016

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**Staff Recommendation:**

That the Board of County Commissioners approve the Intergovernmental Agreement for Peaks to Plains Trail Maintenance and Visitor Management (IGA) with Clear Creek County.

Authorization for: the Chairman of the Board to execute the IGA.

**Resolution No.**                    **CC 16 - 4 4 8**

**Background:**

Clear Creek County requested that Jefferson County provide trail maintenance and visitor management services for a one-mile segment of the P2P Trail between the County line and Tunnel 5. The IGA identifies the light maintenance services Jeffco Open Space staff will provide such as trail sweeping, snow removal and collecting trash. These services will be billed at \$75/hour, up to a total annual maximum of \$5,000. Under the IGA Jeffco Open Space may also provide visitor management services for this P2P Trail segment such as trail hazard reporting and education contacts. These services will be provided at no cost and in conjunction with Jefferson County's performance of similar services for the P2P Trail in Jefferson County. At its discretion Jefferson County can suspend, reduce or cease the visitor management services.

**BCC Briefing Presented:** October 25, 2016

**Prepared by:**                    Scot Grossman, Special Projects Coordinator

**Distribution:**

**Original returned to:**        Teri Schmaedecke, Clerk to Board

**Copies to:**                        Amy Ito, Scot Grossman, Joy Lucisano and Steve Snyder

# CONTRACT REVIEW ROUTING FORM

**Parties to Contract:** Jefferson County and Clear Creek County

**Project:** P2P Trail Maintenance Intergovernmental Agreement (IGA) with Clear Creek County

**Process Dates:** Must be executed by BCC: November 15, 2016 Deadline to County Manager: November 9, 2016

**Contacts:** Originating Department/Contact: Parks/ Scot Grossman Phone: 303-271-5913  
 County Attorney Contact: Steve Snyder Phone: 303-271-8926

<b>MANDATORY ACCOUNT INFORMATION</b>	Total Amount: \$5,000
Account Number: 53510.341440	Project: Peaks to Plains Trail
Funds Available: Yes <input checked="" type="checkbox"/> No	

## ROUTING

ORDER	Department	Authorized Signatures Name/Initials (*)	Date Rec'd	Date Forward	Comments
	Originator	<i>SB</i>	<i>11/2/16</i>	<i>11/2/16</i>	
	Department/Division Director	<i>RM</i>	<i>11/2/16</i>	<i>11/2/16</i>	
	County Attorney	<i>SLS</i>	<i>11/2/16</i>	<i>11/3/16</i>	
	Director of Accounting	<i>EF for DF</i>	<i>11/4/16</i>	<i>11/4/16</i>	
	BCC Agenda Coordinator	<i>SMC</i>			

## INSTRUCTIONS

- (\*) Initials of reviewer indicate that the contract is acceptable and ready for BCC action, from reviewer's perspective.
- (\*\*) Signature of authorized department contact for contractual questions.

MEMORANDUM

**TO:** Honorable Chairman and Members of the Board of County Commissioners

**FROM:** Ralph Schell, County Manager

**RE:** Douglas Mountain Properties  
Kolin OS14-35 and Lamb Trust OS14-36

**DATE:** November 15, 2016

**Staff Recommendation:**

That the Board of County Commissioners approve the recommendation made in Open Space Advisory Committee Resolution #16-09 and authorize the execution of the Purchase and Sale Contract with Karl Michael Kolin, Christopher Kolin, Jack Kolin, and Laura Duplessis, and the Purchase and Sale Contract with Barbara B. Stevens, Successor Trustee of the Allen B. Lamb Trust dated March 28, 2002, for the acquisition of approximately 186.48 total acres for a combined purchase price of \$1,221,182.

Authorization for: 1) the Chairman of the Board to execute the two Purchase and Sale Contracts and all related documents; 2) the Director of Open Space, or his designee, to sign the closing documents; 3) the Chairman of the Board or Assistant County Attorney Steve Snyder to accept the deeds and other documents when received; 4) the County Attorney's Office to cause said deeds or other documents to be recorded in the Jefferson County Clerk & Recorder's Office; and 5) the Treasurer or his designee to make an electronic payment for the purchase prices and transaction costs, using specific payment delivery instructions to be provided by the Director of Accounting.

**Resolution No.**

CC 16 - 4 4 9

**Background:**

The Kolin acquisition consists of approximately 82.84 acres located at 33279 Robinson Hill Road. The purchase will be subject to a Primary Lease on a portion of the Kolin property that will permit the continuation of the Residential Lease between Mike Kolin and the tenant Heather Jones through May 31, 2017. \$40,000 of the purchase price will be escrowed to ensure compliance with the terms of the Primary Lease.

The Lamb Trust acquisition consists of three parcels totaling approximately 103.64 acres that adjoin the Kolin property and Robinson Hill Road. The purchase of the Kolin and Lamb Trust properties are contingent on one another.

The purchase of the Kolin and Lamb Trust properties would provide contiguity with other Douglas Mountain Open Space properties, conserve natural, historic and scenic resources, and provide trail opportunities including potential connections to White Ranch Park, Golden Gate Canyon State Park and Centennial Cone Park.

BCC Briefing Presented: August 23, 2016

**Fiscal Impact:** Open Space funds from the adopted 2016 Budget

**Prepared by:** Joy Lucisano, Real Estate Coordinator

**Distribution:**

**Original returned to:** Teri Schmaedecke, Clerk to Board

**Copies to:** Rosanna Janzer, Steve Snyder, Don Klima, and Joy Lucisano

# CONTRACT REVIEW ROUTING FORM

**Parties to Contract:** Jefferson County and Karl Michael Kolin, Christopher Kolin, Jack Kolin, and Laura Duplessis,  
Jefferson County and Barbara B. Stevens, Successor Trustee of the Allen B. Lamb Trust dated March 28, 2002

**Project:** Douglas Mountain Kolin OS14-35 and Lamb Trust OS14-36

**Process Dates:** Must be executed by BCC: November 15, 2015 Deadline to County Administrator: November 7, 2015

**Contacts:** Originating Department/Contact: Joy Lucisano Phone: 303-271-5962  
 County Attorney/Contact: Steve Snyder Phone: 303-271-8926

<b>MANDATORY ACCOUNT INFORMATION</b>	Total Amount: <b>\$1,222,000</b>
Account Number: <u>753017.457110</u> Project: _____	Funds Available: <input checked="" type="radio"/> Yes <input type="radio"/> No

## ROUTING

O R D E R	Department	Authorized Signatures  Name/Initials (*)	Date Rec'd	Date Forward	Comments
	Originator	<i>JK</i>	<u>11/1/16</u>	<u>11/1/16</u>	
	Department/Division Director	<i>Tom Br...</i>	<u>11/3/16</u>	<u>11/3/16</u>	
	County Attorney	<i>JLS</i>	<u>11/3/16</u>	<u>11/3/16</u>	
	Director of Accounting	<i>EF for DF</i>	<u>11/4/16</u>	<u>11/4/16</u>	
	BCC Agenda Coordinator	<i>QMS</i>			

## INSTRUCTIONS

- (\*) Initials of reviewer indicate that the contract is acceptable and ready for BCC action, from reviewer's perspective.
- (\*\*) Signature of authorized department contact for contractual questions.

## M E M O R A N D U M

**TO:** Honorable Chairman and Members of the Board of County Commissioners  
**FROM:**  Ralph Schell, County Manager  
**RE:** CDOT Crown Castle Agreement – Contract with CDOT JCOS16-19  
**DATE:** November 15, 2016

**Staff Recommendation:**

That the Board of County Commissioners approve the Amendment to the October 29, 2014 Contract with the Colorado Department of Transportation (CDOT) to authorize payment for a fiber optic tower relocation in Segment JC-4 of the Peaks to Plains Trail.

Authorization for: the Chairman of the Board to execute the Amendment to the CDOT Contract.

**Resolution No.**            **CC 16 - 450**

**Background:**

Segment JC-4 of the Peaks to Plains (P2P) Trail will include a new trailhead at a location known as the "Big Easy." CDOT and the County entered into a Contract dated October 29, 2014 (Contract) authorizing the County's construction of the P2P Trail within CDOT's Highway 6 right-of-way.

Construction of this trailhead will require moving a cell tower and fiber optic line owned by CO-CLC LLC (Crown Castle) and another fiber optic line owned by CDOT. The cost to relocate this infrastructure is governed by a contract between Crown Castle and CDOT, under which CDOT is responsible for 33% of relocation costs while Crown Castle is responsible for the remainder.

Since the relocation is due to the P2P Trail construction, CDOT and the County have negotiated an Amendment to their Contract that provides the County will pay for CDOT's 33% share of the cost for relocating the cell tower infrastructure, at a total cost not to exceed \$75,000.00.

**BCC Briefing Presented:** October 25, 2016

**Prepared by:**                 Scot Grossman, Special Projects Coordinator

**Distribution:**

**Original returned to:**       Teri Schmaedecke, Clerk to Board

**Copies to:**                     Amy Ito, Scot Grossman, Joy Lucisano and Steve Snyder



## M E M O R A N D U M

**TO:** Honorable Chairman and Members of the Board of County Commissioners

**FROM:**  Ralph Schell, County Manager

**RE:** T-Mobile License Agreement First Amendment

**DATE:** November 15, 2016

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**Staff Recommendation:** Resolved, that the First Amendment to Lease Agreement by and between T-Mobile West Tower LLC, a Delaware limited liability company, dated May 16, 2000 (the "Lease Agreement"), be and hereby is approved.

Be It Further Resolved, that the Memorandum of First Amendment to Lease Agreement be and hereby is approved.

**Resolution No. CC 16 - 4 5 1**

**Background:** The County currently has a lease and a separate license agreement with T-Mobile West LLC, for operating and maintaining a cell tower and associated electronic equipment in connection with its wireless telecommunications business at approximately the intersection of Simms and Bowles. The lease and license are in their last renewal term and Crown Castle, on behalf of T-Mobile, has expressed an interest in extending the lease term for an additional six five-year terms. The tower is located within the County right-of-way, which precludes the County from charging rent or fees pursuant to this lease. Staff is recommending approval of this extension.

**BCC Briefing Presented on:**

**Fiscal Impact:** None

**Prepared by:** Kurtis D. Behn, Assistant County Attorney

**Distribution**

**Originals returned to:** Kurtis D. Behn

**Copies to:** Kate Newman, Deputy County Manager  
Mark Danner, Director of Facilities & Construction Management  
Clerk to the Board

## BCC HEARING ROUTING FORM (non-purchasing items)

**Contacts:**                      Originating Division and Contact: Kate Newman                      Phone: x8567  
    County Attorney Contact: Kurt Behn                      Phone: \_\_\_\_\_

Item Title: Crown Castle Lease - T-Mobile West

ROUTING					
O R D E R	Division	Authorized Signatures  Name/Initials	Date Rec'd	Date Frw'd	Comments
( )	Originator	KN			
( )	Division Director	VN			
( )	County Attorney	KB	11/4		
( )	Department Director	VN			
( )	Budget				
( )	Elected Official				
( )	BCC Agenda Coordinator	amj			

**M E M O R A N D U M**

**TO:** Honorable Chairman and Members of the Board of County Commissioners

**FROM:**  Ralph Schell, County Manager

**RE:** Safe Routes to School Infrastructure Grant 2018

**DATE:** November 15, 2016

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**Staff Recommendation:** Staff recommends that the Board of County Commissioners approves the Safe Routes to School (SRTS) grant application and grant award in the amount of \$350,000 between Jefferson County and the Colorado Department of Transportation. Further, if the grant is awarded, the Board approves the acceptance of the grant funds and the Chairman's execution of the grant agreement and any other documents necessary to accept the award, so long as the total costs to the County for the grant program do not exceed \$70,000 in cash expenditures; and directs that funds be included in the Transportation & Engineering Division's budget for 2018.

**Resolution No.**            **CC 16 - 4 5 2**

**Background:** The SRTS Program provides funding to local governments to build infrastructure around schools to increase the number of children safely walking and biking to school. The application, if approved, will 1) install a 10' multiuse path on the north side of W 50<sup>th</sup> Ave between McIntyre St and the Fairmount Elementary School access, 2) install a 5' sidewalk from W 50<sup>th</sup> Ave school access to the school bus platform, and 3) install rectangular rapid flashing beacons and curb enhancements at the midblock crosswalk connecting the Fairmount Elementary and Cornerstone Montessori schools.

**BCC Briefing:** Presented on November 1, 2016, by Steve Durian.

**Fiscal Impact:** Total cash contribution by the County will not exceed \$70,000. The total project budget is \$350,000, with \$280,000 being reimbursed to the County with Federal SRTS funding in 2018.

**Prepared by:** Yelena Onnen, Transportation & Engineering

**Distribution:**

**Original returned to:** Yelena Onnen, Transportation & Engineering Division  
**Copies to:** Marcia Sieben, Purchasing; Jeanie Rossillon, Development and Transportation; Steve Durian, Transportation & Engineering; Kourtney Hartmann, County Attorney's Office; and Accounting



MEMORANDUM

AGENDA ITEM 10

**TO:** Honorable Chairman and Members of the Board of County Commissioners  
**FROM:**  Ralph Schell, County Manager  
**RE:** REQUEST FOR AN EXCEPTION TO THE COOPERATIVE IMPROVEMENTS PROJECT POLICY  
**DATE:** November 15, 2016

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**Staff Recommendation:**

The Board of County Commissioners approve the request by the residents on W. Morraine Dr and S. Estes St in the Ken Caryl Acres Subdivision for an exception to the Cooperative Improvements Project Policy that sets the maximum cost to the residents at \$40,400 and permits the Cooperative Road Improvement Policy procedures to be used for an unpaved road. All other provisions of the Policy shall be applied.

**Resolution No:** CC 16 - 453

**Background:** W. Morraine Dr. and S. Estes St. are unpaved roads with in the Ken Caryl Acres subdivision. Although there is dedicated right-of-way, the roads have never been accepted for maintenance because they were not been built to County standards. Jefferson County has a policy to assist homeowners in road improvement projects – Cooperative Road Improvement Project (co-op) Policy (Part 8, Streets and Roads - Chapter 1 - Programs, Section 6). The policy allows the County to share the costs of improvements with property owners – the County will provide labor and equipment while the property owners provide funding for all other costs, including materials purchase and haul, additional right-of-way requirements and associated surveying costs, relocation of private improvements, and permitting.

The Board of County Commissioners was briefed on September 27, 2016 concerning this request for a Cooperative Road Improvement Project with the residents of W. Morraine Dr and S. Estes St which would involve one exception to the Cooperative Road Improvement Policy. The Board of County Commissioners would be allowing a COOP on a road that is not maintained. Outside of the exception above the COOP policy will remain the same allowing the Director of the Road and Bridge Division to accept and execute an agreement with the residents of W. Morraine Dr and S. Estes St.

**BCC Briefing Presented on:** September 27, 2016

**Prepared by:** Michael Dobbs Ext. 5233

**Distribution**

**Original returned to:** Teri Schmaedecke, Clerk to Board

**Copies to:** Larry Benshoof, Jeanie Rossillon, Kurt Behn.



## MEMORANDUM

**TO:** Honorable Chairman and Members of the Board of County Commissioners  
**FROM:**  Ralph Schell, County Manager  
**RE:** CONTRACT WITH JEFFERSON COUNTY and ROCKY MOUNTAIN  
MICROFILM AND IMAGING  
**DATE:** November 15, 2016

---

**Staff Recommendation:**

That the Board approves and authorizes the Chairman to sign the Purchase of Service Agreement with Rocky Mountain Microfilm and Imaging.

**Duration of Agreement:** August 4, 2016 through and including August 3, 2017

**Resolution No.**

CC 16 - 4 5 4

**Background:**

Human Services is required by statute to retain case records at varied intervals. This requires adequate storage and retention of these records. In addition to written case records, the Division has thousands of hours of video taped records that also require indefinite maintenance and storage. The volume of records presents both a difficulty for storage and access of hard copy records. Video tape also degrades over time presenting difficulty in maintaining the integrity of the records.

**Fiscal Impact:**

The total amount of the contract shall be \$250,000, increased from \$150,000. The fiscal impact to the county is 20% of the contract amount of \$250,000 which is \$50,000. No new funds are requested. Funds are included in the 2016-2017 allocation and budget.

**BCC Briefing:**

The BCC was briefed on this September 27, 2016.

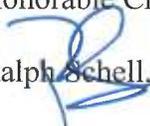
**Originator:** Lynn Johnson, Director of Human Services, Extension 4065  
**Dist:** 1 Original to the Clerk to the Board  
2 Originals to Human Services Administration  
1 Copy to Kurtis D. Behn, Assistant County Attorney

Human Services Routing Form

<b>Title of Contract or Briefing</b>	TM 15-1249 <b>Revival, Renewal and 1<sup>st</sup> Amendment to contract: Rocky Mountain Microfilm and Imaging LLC</b>	
<b>Approvals</b>	Barb Weinstein Mary Berg Lynn A. Johnson Kurtis D. Behn <del>Agenda Coor.</del> <i>Agenda Coor.</i>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <i>on paper routing form</i> <input checked="" type="checkbox"/> <i>Barb</i> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <i>RM</i>
<b>Final Signatory</b>	Libby Szabo	
<b>Vendor/Provider Name</b>	Rocky Mountain Microfilm and Imaging LLC	
<b>End User</b>	Human Services, Division of Children, Youth & Families	
<b>Type (Contract, PO, etc)</b>	Revival, Renewal and First Amendment to Contract	
<b>Dollar Value</b>	\$250,000.00	
<b>Term</b>	<b>06/01/2016- 05/31/2017</b>	
<b>Description/Service</b>	<b>Document scanning services</b>	
<b>Originator</b>	Barb Weinstein, Associate Director, Division of Children, Youth & Families, Extension 4138	
<b>Budgeted funds are available for this expenditure. Account number:</b>	Yes...amount to be expended by County in current year: \$25,000.00  681210.435110	
<b>Funding Source:</b>	Core Services and/or Child Welfare Block	

## MEMORANDUM

**TO:** Honorable Chairman and Members of the Board of County Commissioners

**FROM:**  Ralph Schell, County Manager

**RE:** **CONTRACT WITH JEFFERSON COUNTY and COLORADO BOYS RANCH FOUNDATION**

**DATE:** November 15, 2016

---

**Staff Recommendation:**

That the Board approves the increase in the contract from \$100,000 to \$250,000 and authorizes the Chairman to sign the Purchase of Service Agreement Addendum for 2016.

**Duration of Agreement:** June 1, 2016 through and including May 3, 2017

**Resolution No.** **CC 16 - 455**

**Background:**

The Division of Children, Youth and Families (CYF) contracts for treatment services with Colorado Boy's Ranch Foundation for the purpose of preventing out of home placement and for reunification of children/youth in placement with their families. Due to the increase in number of families in need of such services and the positive impact this agency has in providing services, the Division needs to increase the spending authority of the purchase of service agreement.

**Fiscal Impact:**

The total amount of the contract will be \$250,000 for 2016 and is included in the Child Welfare allocation. The fiscal impact to the county is 20% of expended funds in the contract or \$50,000. No new funds are requested.

**BCC Briefing:**

The BCC was briefed on this September 27, 2016.

**Originator:** Lynn Johnson, Director of Human Services, Extension 4065

**Dist:**

- 1 Original to the Clerk to the Board
- 2 Originals to Human Services Administration
- 1 Copy to Kurtis D. Behn, Assistant County Attorney

**Human Services Routing Form**

<b>Title of Contract or Briefing</b>	TM 11-00899 the First Amendment to Contract for In-Home Aftercare, Supervised Visitation, Mentoring and Animal-Assisted Therapy Services (the "Contract")	
<b>Approvals</b>	Barb Weinstein Mary Berg Lynn A. Johnson Kurtis D. Behn <del>Libby Szabo</del> <i>Agenda Case</i>	<input checked="" type="checkbox"/> on paper routing form <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <i>RAM</i>
<b>Final Signatory</b>	Libby Szabo	
<b>Vendor/Provider Name</b>	Colorado Boys Ranch Foundation dba CBR YouthConnect	
<b>End User</b>	Human Services, Division of Children, Youth & Families	
<b>Type (Contract, PO, etc)</b>	Contract	
<b>Dollar Value</b>	\$250,000.00	
<b>Term</b>	06/01/2016 – 05/31/2017	
<b>Description/Service</b>	In-Home Aftercare, Supervised Visitation, Mentoring and Animal-Assisted Therapy Services (the "Contract")	
<b>Originator</b>	Barb Weinstein, Associate Director, Division of Children, Youth & Families, Extension 4138	
<b>Budgeted funds are available for this expenditure. Account number:</b>	Yes...amount to be expended by County in current year: \$50,000.00  681700.448192	
<b>Funding Source:</b>	Core Services and/or Child Welfare Block	

**CASE SUMMARY**  
**Consent Agenda**

Agenda Item 13

**PC Hearing Date:** October 26, 2016

**BCC Hearing Date:** November 15, 2016

---

**16-110589VA** Vacation

**Owner:** Jefferson County

**Applicant:** John B. Roybal

**Location:** Right-of-way adjacent to 16774 County Road 126  
Section 27, Township 7 South, Range 71 West

**Approximate Area:** 0.04 Acre

**Purpose:** **To vacate a portion of County Highway 126.**

**Case Manager:** Steve Krawczyk

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**Issues:**

- None

**Recommendations:**

- **Staff:** Recommends APPROVAL subject to conditions
- **Planning Commission:** Recommends APPROVAL subject to conditions

**Interested Parties:** None

**Level of Community Interest:** Low

**General Location:** Just to the east of the intersection of Jefferson County 126 and Jefferson Street.

**Case Manager Information:** Phone: 303-271-8736 e-mail: skrawczy@jeffco.us

It was moved by Commissioner **HARRIS** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**October 26, 2016**

**RESOLUTION**

---

**16-110589VA**

**Vacation**

**Owner:** Jefferson County  
**Applicant:** John B. Roybal  
**Location:** Right-of-way adjacent to 16774 County Road 126  
Section 27, Township 7 South, Range 71 West  
**Approximate Area:** 0.04 Acre  
**Purpose:** **To vacate a portion of a County road.**  
**Case Manager:** Steve Krawczyk

The Jefferson County Planning Commission hereby recommends **APPROVAL WITH CONDITIONS** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
  - A. The right-of-way described herein is no longer necessary for used by the public.
  - B. The right-of-way is not within the limits of any city or town and does not form the boundary line of a city, town or county.
  - C. By a vacation of said right-of-way no land would be left without an established public street or road or private access easement connecting it with another established public street or road.
  - D. The proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied as indicated within this report.
3. The following are conditions of approval:

- A. The submission of a property merger agreement (16-122487MA), signed by the applicant that merges the vacated right-of-way with the adjoining lots which shall be recorded immediately following the Vacation resolution.

And, the Planning Commission further recommends, pursuant to the authority granted in C.R.S. 43-2-302(1)(f), the portion of adjoining vacated right-of-way as described on the legal descriptions attached hereto as Exhibit "A", shall vest in and to adjoining property owner, John B. Roybal, property address of 16774 County Road 125, Pine Grove, Colorado 80470.

Commissioner **MOORE** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	<b>Rogers</b>	<b>Aye</b>
Commissioner	<b>Moore</b>	<b>Aye</b>
Commissioner	<b>Harris</b>	<b>Aye</b>
Commissioner	<b>Hatton</b>	<b>Aye</b>
Commissioner	<b>Burke</b>	<b>Aye</b>
Commissioner	<b>Westphal</b>	<b>Aye</b>

The Resolution was adopted by **unanimous** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Administrative Assistant for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, October 26, 2016.



Bonnie Benedik  
Administrative Assistant

## Staff Report

**PC Hearing Date:** October 26, 2016

**BCC Hearing Date:** November 15, 2016

---

**16-110589VA** Vacation

**Owner:** Jefferson County

**Applicant:** John B. Roybal

**Location:** Right-of-way adjoining 16774 County Road 126  
Section 27, Township 7 South, Range 71 West

**Approximate Area:** 0.04 Acre

**Case Manager:** Steve Krawczyk

**Purpose:** **To vacate a portion of a County Road.**

---

### **Background/Unique information:**

The purpose of this case is to vacate a portion of County Road 126 that presently includes part of an existing home, well and fence for a property at 16774 County Road 126. This will allow the current owner to include all of the existing structures within his property, thus allowing for him to proceed with selling the property.

County Road 126 was dedicated to the public by the Map of Pine Grove Subdivision in 1883 and has been maintained by Road and Bridge for more than 50 years.

This portion of the platted right-of-way along County Road 126 which is proposed to be vacated does not contain any portion of the traveled roadway. The applicant is proposing to vacate only that part of County Road 126 that is not being utilized by the public and is not needed by the County.

### **Community Notification:**

As a requirement of the Jefferson County Vacation process, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to adjoining property owners and registered associations of the subject property. The initial notification was mailed at the time of the 1<sup>st</sup> referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing.
2. A sign, identifying the dates of both the Planning Commission Hearing and the Board of County Commissioner's Hearing, was provided to the applicant for posting on the site. The sign was provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.

The Homeowners' Associations and Umbrella Groups that received notification are as follows:

- Prospect Recreation District
- Jefferson County Horseman's Assoc
- Conifer Area Council
- Preserve Our Mountain Community

During the processing of the application, Staff has not received any written responses in objection to the proposal.

**Issues Analysis:**

	<b>Maintenance</b>	<b>Traffic &amp; Safety</b>	<b>Emergency Access</b>	<b>Property Owner Access</b>	<b>Utilities</b>
<b>Acceptable</b>	<b>X(1)</b>	<b>X(2)</b>	<b>X(3)</b>	<b>X(4)</b>	<b>X(5)</b>
<b>Unacceptable</b>					

.....

**1. Maintenance:**

The Road & Bridge and Transportation & Engineering Divisions support this right-of-way vacation request. The vacated property will vest to the applicant (adjoining property owner). This property owner will be responsible for maintenance of the newly acquired property.

**2. Traffic and Safety:**

There is no constructed road within the proposed vacation area; therefore this right-of-way vacation request will not impact traffic circulation or safety.

**3. Emergency Access:**

There is no existing road within the proposed vacated area. This right-of-way vacation will not impact fire protection and rescue operations from the North Fork Fire Protection District.

**4. Property Owner Access:**

The vacation request will not impact access to any existing lot.

**5. Utilities:**

All utility companies including Xcel Energy, Colorado Natural Gas, Comcast Cable, Intermountain Rural Electric Association and CenturyLink have provided letters stating there are no existing or proposed utilities within the proposed right-of-way vacation area.

**6. Statutory Requirement – Boundary (C.R.S §43-2-303):**

The right-of-way requested to be vacated with this application is not within the limits of any city or town, and it does not form the boundary line of a city, town or county.

**7. Vesting:**

The vacated right-of-way will vest to the adjoining lots (Lots 7, 8 and 9) of Pine Grove Subdivision. Subsequent to the vacation, the applicant will be required to complete a merger through the County to combine Lots 7, 8 and 9 of Block 19 of the Pine Grove Subdivision, and the vacated right-of way. A property merger is required to assure the existing house is not on a lot line.

**Planning Commission:**

Planning Commission Recommendation (Resolution dated October 26, 2016 attached):

Approval	_____
Approval with Conditions	<u>X(6-0)</u>
Denial	_____

This case was scheduled on the consent agenda for the Planning Commission hearing and was not removed from the consent agenda for discussion.

**SUMMARY/RECOMMENDATIONS:**

**Staff recommends that the Board of County Commissioners find that:**

1. **Jefferson County has acquired a public roadway over, through and on the lands described herein.**
2. **The right-of-way described herein is no longer necessary for use by the public.**
3. **The right-of-way is not within the limits of any city or town and does not form the boundary line of a city, town or county.**
4. **By a vacation of said right-of-way no land would be left without an established public street or road or private access easement connecting it with another established public street or road.**
5. **The proposal conforms with the Land Development Regulation because all applicable regulations have been satisfied as indicated within this report.**

**AND**

**Staff recommends that the Board of County Commissioners Approve Case No. 16-110589VA subject to the following condition:**

1. **The submission of a property merger agreement (16-122487MA), signed by the applicant, that merges the vacated right-of-way with the adjoining lots, which shall be recorded immediately following the Vacation resolution.**

**AND**

**Staff recommends that the Board of County Commissioners APPROVE Case No. 16-110589VA pursuant to the authority granted in C.R.S. § 43-2-302(1)(f), and direct that the portion of adjoining vacated right-of-way as described on the legal description attached hereto as Exhibit "A", shall vest in and to adjoining property owner, John B. Roybal, property address of 16774 County Road 126, Pine Grove, Colorado 80470.**

**COMMENTS PREPARED BY:**

*Steve Krawczyk*

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Steve Krawczyk, Civil Planning Engineer  
November 15, 2016

**Jefferson County Land Use Case Management  
CASE DATES SUMMARY**

October 12, 2016

Case Number: **16-110589VA**

Case Type: **Vacation**

Applicant Makes Complete Submittal: **July 5, 2016**

Case Sent on Referral: **July 25, 2016**

All Responses Provided to Applicant: **July 26, 2016**

Applicant Resubmits: **September 26, 2016**

Case Sent on Referral: **September 26, 2016**

All Responses Provided to Applicant: **October 3, 2016**

Determination That Case Should Proceed to Hearing: **October 3, 2016**

County Staff Determination:                       Applicant's Request:

# ELECTRONIC REFERRAL

## JEFFERSON COUNTY, COLORADO

Documents related to a Vacation of Right of Way have been submitted to Jefferson County Planning and Zoning. This case is now beginning the 1<sup>st</sup> Referral part of the process. Please review the specific electronic documents related to the 1<sup>st</sup> Referral found [here](#). Comments on the Vacation should be submitted electronically to the case manager by the due date below.

Case Number: 16-110589VA  
Case Name: 16774 County Road 126  
Address: 16774 County Road 126  
General Location: Just north of the intersection of Jefferson Street and County highway 126  
Case Type: Vacation  
Type of Application: Vacation of County ROW  
Comments Due: **Tuesday July 19, 2016**  
Case Manager: Steve Krawczyk  
Case Manager Contact: Email: [skrawczyk@jeffco.us](mailto:skrawczyk@jeffco.us) Phone: 303.271.8736

The entire case file for this application can be viewed [here](#).

### **Referrals:**

#### Internal Agencies:

Zoning Administration  
Addressing  
Transportation and Eng  
Road and Bridge – District 4  
Assessor  
Cartography  
Open Space  
Public Health

#### External Agencies:

North Fork Fire Department  
Upper Platte Water Conservancy  
Xcel Energy  
Comcast  
Century Link

### **HOAS:**

Jefferson County Horseman's Assoc  
CONIFER AREA COUNCIL  
PINE/ELK CREEK IMPROV ASSN  
PRESERVE OUR MOUNTAIN COMMUNITY

### **Adjacent Property Owners**

See Adjacent Property Owner list in case file

**PITSKER AND ASSOCIATES  
PROFESSIONAL LAND SURVEYORS**

26689 Pleasant Park Road  
Conifer, Colorado 80433  
PH (303) 674-6018 / FAX (303) 838-7174



22 JUNE, 2016  
FILE NO. 16-142 VACATION

**LEGAL DESCRIPTION**

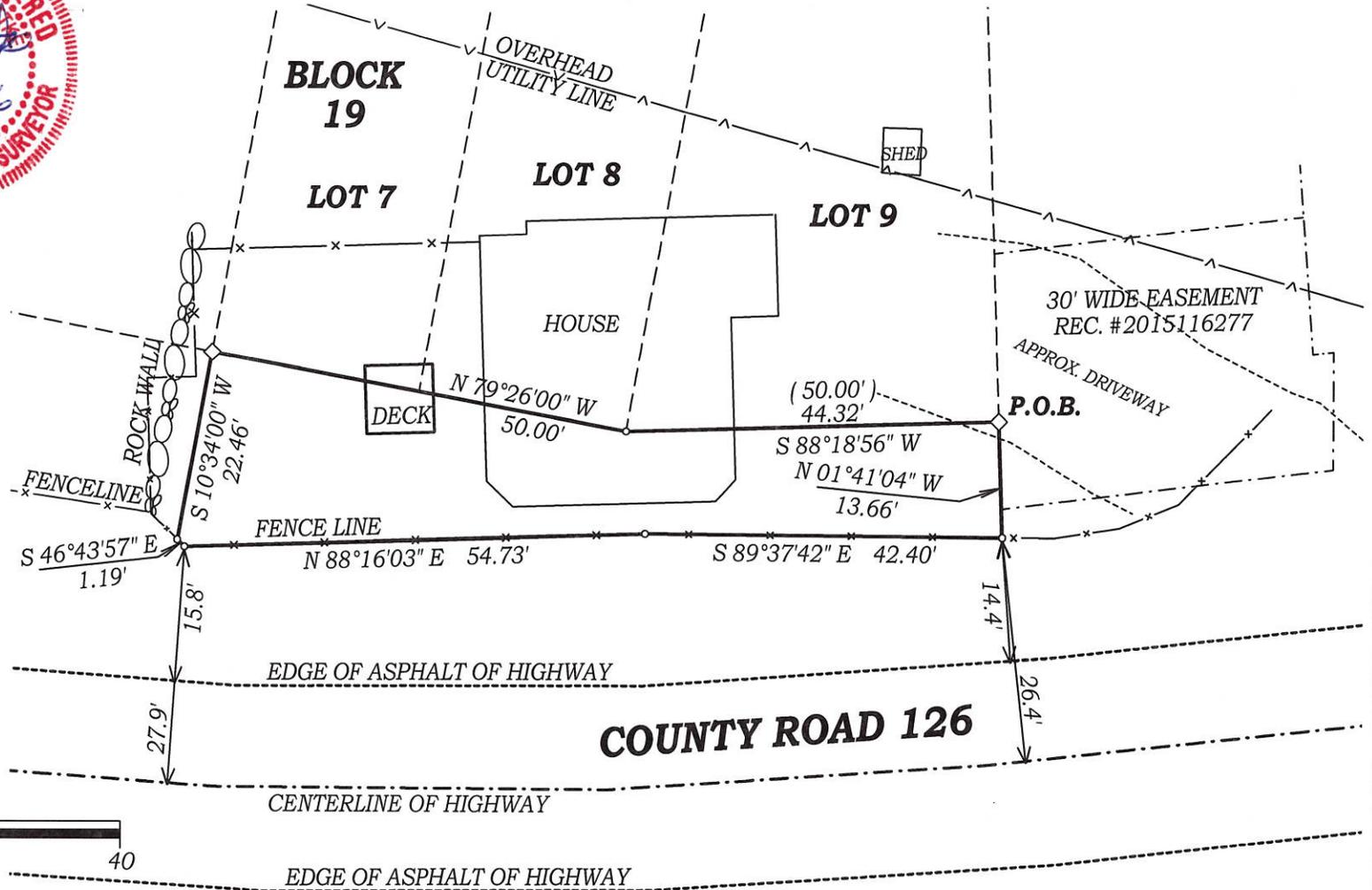
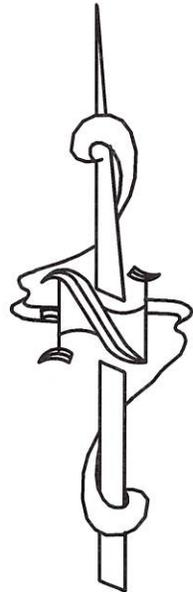
**MAIN STREET  
A.K.A. COUNTY ROAD 126 VACATION**

A PORTION OF MAIN STREET A.K.A. COUNTY ROAD 126, AS SHOWN ON THE RECORDED PLAT OF PINE GROVE (PLAT BOOK 1, PAGE 28), COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 19, SAID PINE GROVE;  
THENCE SOUTH 88°18'56" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 44.32 FEET;  
THENCE NORTH 79°26'00" WEST, ALONG THE SOUTHERLY LINE OF LOTS 8 AND 7, BLOCK 19, SAID PINE GROVE, A DISTANCE OF 50.00 FEET;  
THENCE SOUTH 10°34'00" WEST, A DISTANCE OF 22.46 FEET, MORE OR LESS, TO A POINT ON AN EXISTING FENCELINE;  
THENCE EASTERLY, ALONG SAID EXISTING FENCELINE, THE FOLLOWING THREE (3) COURSES:  
1) SOUTH 46°43'57" EAST, A DISTANCE OF 1.19 FEET;  
2) NORTH 88°16'03" EAST, A DISTANCE OF 54.73 FEET;  
3) SOUTH 89°37'42" EAST, A DISTANCE OF 42.40 FEET;  
THENCE NORTH 01°41'04" WEST, A DISTANCE OF 13.66 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

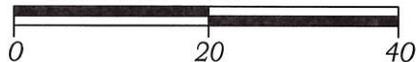
# EXHIBIT "A"

## PORTION OF MAIN STREET A.K.A. COUNTY ROAD 126 VACATION

PINE GROVE,  
PART OF SECTION 27, T. 7 S., R. 71 W. OF THE 6TH. P.M.,  
COUNTY OF JEFFERSON, STATE OF COLORADO.



SCALE 1" = 20'

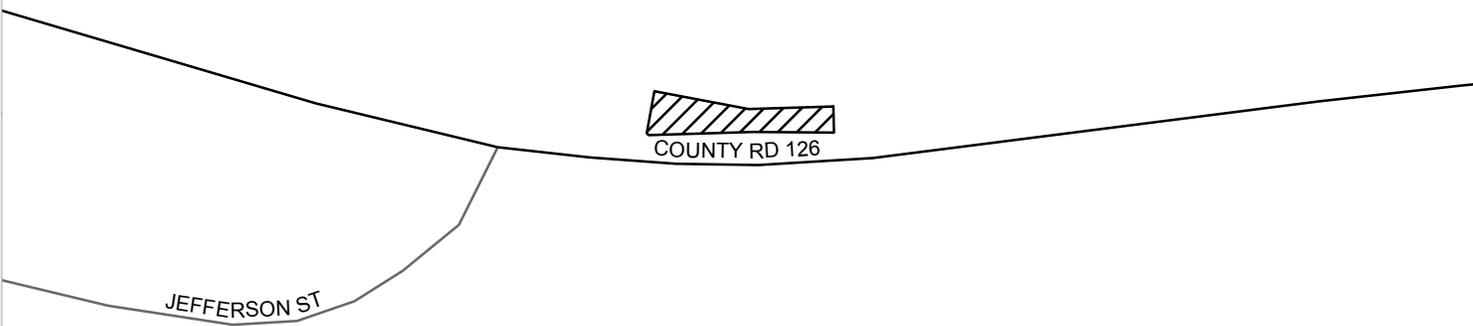


### LEGEND

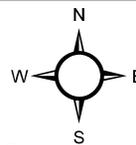
◇ - INDICATES #4 REBAR WITH 1" RED PLASTIC CAP (L.S. #19618).

FILE NO. 16-142  
VACATION  
SHEET 2 OF 2





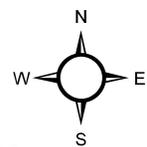
**Case Number: 16-110589VA**  
**Location: Section 27, T7S, R71W**



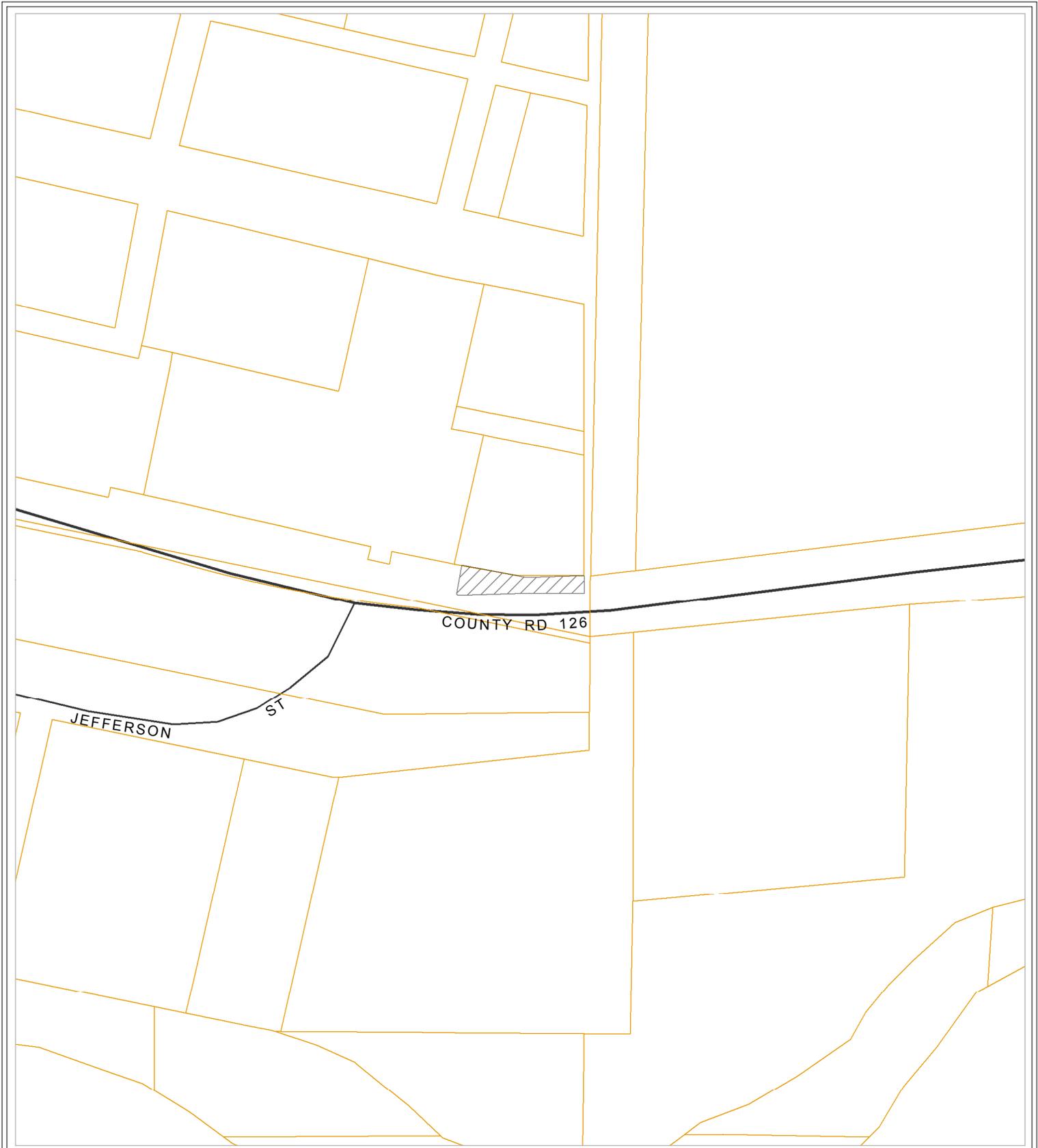
This product has been developed for internal use only. The Planning and Zoning Division makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.



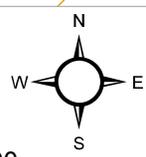
**Case Number: 16-110589VA**  
**Location: Section 27, T7S, R71W**



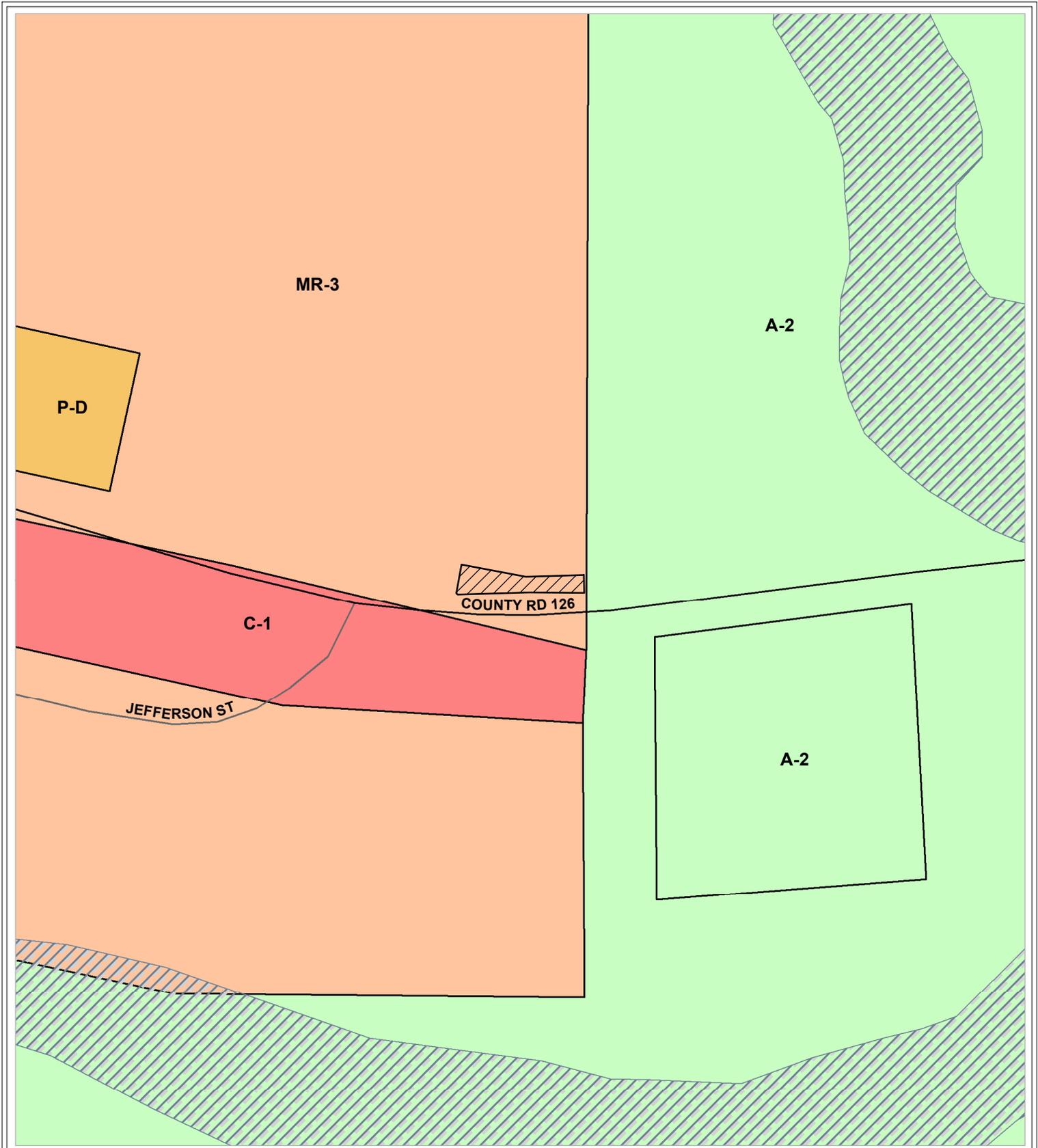
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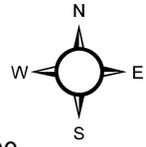
**Case Number: 16-110589VA**  
**Location: Section 27, T7S, R71W**



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**Case Number: 16-110589VA**  
**Location: Section 27, T7S, R71W**



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## ADDRESSING

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# MEMO

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To: Steve Krawczyk  
FROM: Patricia Meagher  
SUBJECT: 16-110589VA 16774 County Road 126  
DATE: July 19, 2016

---

Addressing offers the following comments on this proposal:

1. The purpose of this Vacation is to vacate part of highway 126 that includes an existing home, well and fence.
2. Access is off of county maintained County Road 126. There is a valid existing address, 16774 County Road 126, in the addressing database.

Please let me know if you have any questions.

## INTEROFFICE MEMORANDUM

October 3, 2016

To: Steve Krawczyk, Case Manager

From: Kathy Sewolt, County, Assessor's Office

Case Name: 16774 County Road 126

Case #: 16-110589VA

---

I have no concerns or comments about this case.

## Steve Krawczyk

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**From:** Ben Hasten  
**Sent:** Thursday, September 29, 2016 9:13 AM  
**To:** Steve Krawczyk  
**Subject:** 16-110589VA

Carto has no further concerns regarding the above referenced case.

## Steve Krawczyk

---

**From:** Pulciani, Dustin [Dustin.Pulciani@centurylink.com]  
**Sent:** Monday, October 10, 2016 4:10 PM  
**To:** Steve Krawczyk  
**Subject:** RE: 16-110589VC Electronic 2nd Referral 16774 County Rd 126

Steve,

I have received confirmation from my engineer that we do not have any facilities or equipment within the current ROW area that is to be vacated and combined with the applicant's property. Thus, CenturyLink does not object to the proposed ROW vacation.

Again, I apologize for my delay in submitting my comments to you and I thank you for the extension of time.

Please let me know if you have any questions, or if you require any additional info.

Thanks

**Dustin Pulciani**, ROW Agent  
Century Link  
700 W. Mineral Ave., Littleton, CO 80120  
Cell: 720-520-3133  
Dustin.Pulciani@centurylink.com



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**From:** Pulciani, Dustin  
**Sent:** Friday, October 7, 2016 5:04 PM  
**To:** 'skrawczy@jeffco.us'  
**Subject:** RE: 16-110589VC Electronic 2nd Referral 16774 County Rd 126

Hi Steve,

My engineer has completed his research and I will submit my comments to you on Monday, 10/10.

Thanks for your patience

**Dustin Pulciani**, ROW Agent  
Century Link  
700 W. Mineral Ave., Littleton, CO 80120  
Cell: 720-520-3133  
[Dustin.Pulciani@centurylink.com](mailto:Dustin.Pulciani@centurylink.com)



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**From:** Pulciani, Dustin  
**Sent:** Wednesday, October 5, 2016 5:09 PM

## Steve Krawczyk

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**From:** Tracy Winkel [twinkel@coloradonaturalgas.com]  
**Sent:** Friday, September 30, 2016 2:57 PM  
**To:** Steve Krawczyk  
**Subject:** RE: 16-110589VA 16774 County Road 126 Pine

Steve,

We do not have any main or services in that area.

Thanks,

Tracy Winkel  
District Manager  
Colorado Natural Gas  
Phone: 303-979-7680 ext. 221  
Mobile: 303-406-1379  
Email: [twinkel@coloradonaturalgas.com](mailto:twinkel@coloradonaturalgas.com)

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**From:** Steve Krawczyk [<mailto:skrawczyk@co.jefferson.co.us>]  
**Sent:** Friday, September 30, 2016 10:57 AM  
**To:** Tracy Winkel  
**Subject:** RE: 16-110589VA 16774 County Road 126 Pine

Good Morning  
Tracy

Here is a 2<sup>nd</sup> submittal application for a Above Vacation.  
We need to get an updated exhibit that includes dimensions on the exhibit A  
Let me know if you have any concerns, or require an easement over the vacated area.  
They like to go to hearing

TThanks

Steve Krawczyk,PE,MS,CFM  
Civil Engineer  
Planning and Zoning Division  
100 Jefferson County Parkway, Suite 3550 Golden, CO 80419-3550  
Phone: (303) 271-8736 (direct)  
Fax: (303) 271-8744  
Email: [skrawczyk@jeffco.us](mailto:skrawczyk@jeffco.us)  
<http://planning.jeffco.us>

## Steve Krawczyk

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**From:** Moore, Scott [Scott\_Moore@comcast.com]  
**Sent:** Monday, September 26, 2016 12:56 PM  
**To:** Steve Krawczyk  
**Subject:** RE: 16-110589VA 16774 County Road 126 Pine)

Steve – correct Comcast has nothing in Pine. Thanks

---

**From:** Steve Krawczyk [<mailto:skrawczy@co.jefferson.co.us>]  
**Sent:** Monday, September 26, 2016 11:44 AM  
**To:** Moore, Scott <[Scott\\_Moore@cable.comcast.com](mailto:Scott_Moore@cable.comcast.com)>  
**Subject:** 16-110589VA 16774 County Road 126 Pine)

Good Morning  
Scott

Let me if Comcast has any issues with this case.  
Sound like this is out of your service area.

We will need the updated documents before we go to hearing and need to know if any easement are required.

Let me know if you have any questions or need additional plans..

Thanks

Steve Krawczyk,PE,MS,CFM  
Civil Engineer  
Planning and Zoning Division  
100 Jefferson County Parkway, Suite 3550 Golden, CO 80419-3550  
Phone: (303) 271-8736 (direct)  
Fax: (303) 271-8744  
Email: [skrawczy@jeffco.us](mailto:skrawczy@jeffco.us)  
<http://planning.jeffco.us>



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

July 19, 2016

Jefferson County Planning and Zoning  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419

Attn: Steve Krawczyk

**Re: 16774 County Road 126 Right-of-Way Vacation, Case # 16-110589VA**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the vacation plans for **16774 County Road** and has **no apparent conflict**.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

**MEMO**

**TO:** Steve Krawczyk  
Jefferson County Planning and Zoning Division

**FROM:** Terri Leichtweis  
Jefferson County Environmental Health Services Division

**DATE:** July 8, 2016

**SUBJECT:** Case #16-110589 VA  
John B Roybal  
16774 County Rd 126

This Department has no concerns with the proposed vacation of a portion of Lots 7, 8, and 9.

This Department has records of an existing Onsite Wastewater Treatment System (OWTS) (Permit #9499, Folder 05-103748 Old OW) installed in February 1984 for a 1-bedroom single family dwelling located at 16774 County Road 126. There is a 1000 gallon vault and no absorption field.

This Department has records of an OWTS Use Permit (Permit #9499, Folder 16-101419 OW) issued January 25, 2016. There were no obvious signs of failure during this inspection. The holding tank must be routinely pumped when full.

## Steve Krawczyk

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**From:** Kaufman Brooks [BKaufman@Irea.Coop]  
**Sent:** Monday, October 03, 2016 9:06 AM  
**To:** Steve Krawczyk  
**Subject:** RE: 16-110589VA 16774 County Road 126 Pine

Steve

The Association has no comment on the vacation of right of way, but does have a concern about the shed built under the power line. The Shed will need be removed or the applicant can pay for the relocation of the existing power line and provide an easement for the relocation of the power line.

Respectfully

Brooks Kaufman  
Lands and Rights-of-Way Director  
Intermountain Rural Electric Association  
5496 N U.S. Hwy 85  
P.O. DRAWER A  
Sedalia, CO 80135  
Office (303) 688-3100 ext 5493  
Direct (720) 733-5493  
Fax (720) 733-5868  
Cell (303) 912-0765  
[bkaufman@irea.coop](mailto:bkaufman@irea.coop)

P please consider the environment before printing



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**From:** Steve Krawczyk [<mailto:skrawczyk@co.jefferson.co.us>]  
**Sent:** Monday, October 03, 2016 8:56 AM  
**To:** Alli Mcglocklin  
**Cc:** Kirk Hagaman; [pkSurv@aol.com](mailto:pkSurv@aol.com); [SONNYBROYBAL@GMAIL.COM](mailto:SONNYBROYBAL@GMAIL.COM); Kaufman Brooks  
**Subject:** 16-110589VA 16774 County Road 126 Pine

Good Morning  
Sandy

I attached the merger application, you were asking about. It will be completed with the Vacation.

To have Merger started on this property,  
Please, Contact Kirk Hagaman on the submittal requirements,  
He can reassign them to whoever will be handling this case.  
Enclosed is a copy of the application with instructions on the second page.

## Steve Krawczyk

---

**From:** Curt Rogers [nffpd@hotmail.com]  
**Sent:** Monday, October 03, 2016 2:18 PM  
**To:** Steve Krawczyk  
**Subject:** Re: 16-110589VA 16774 County Road 126 Pine

Good Afternoon Steve,

Regarding the vacation request for 16774 County Rd. 126 case # 16-110589VA. The North Fork Fire Protection District has no opposition to this request. If you need anything further please don't hesitate to contact me.

Curt Rogers

Chief NFFPD

303-838-2270

---

**From:** Steve Krawczyk <[skrawczyk@co.jefferson.co.us](mailto:skrawczyk@co.jefferson.co.us)>  
**Sent:** Monday, October 3, 2016 2:10 PM  
**To:** [nffpd@hotmail.com](mailto:nffpd@hotmail.com)  
**Subject:** FW: 16-110589VA 16774 County Road 126 Pine

Attn: Fire Marshall, Curt Rogers

Good Afternoon

Curt

Here is a 2nd submittal application for a Above Vacation.

We need to get an updated exhibit that includes dimensions on the exhibit A

As perm your phone, Can you conform that the North Fork Fire District has not issues with the proposed Vacation.

Let me know if you have any concerns, or require an easement over the vacated area.

They like to go to hearing

## Steve Krawczyk

---

**From:** Mike Secary  
**Sent:** Wednesday, July 13, 2016 2:21 PM  
**To:** Steve Krawczyk; Mike Vanatta; Derek Schuler; Gene Bennetts; Cory Day; Mike Secary; Mike Schuster; Charles Barthel  
**Cc:** Robert Taylor  
**Subject:** RE: 16-110589VA 16774 County Road 126 Vacation of part of highway 126 that includes an existing Home, well and fence.

Road and Bridge supports the vacation in this particular case.

Mike Secary | Operations Manager  
Jefferson County Colorado | Road & Bridge Division  
21401 Golden Gate Canyon Rd., Golden, CO 80403  
Work: 303-271-5201 Fax: 303-271-5222  
Email: [msecary@jeffco.us](mailto:msecary@jeffco.us) | [www.jeffco.us/](http://www.jeffco.us/)

----- Original message -----

From: Steve Krawczyk <[skrawczyk@co.jefferson.co.us](mailto:skrawczyk@co.jefferson.co.us)>  
Date: 7/13/16 2:06 PM (GMT-07:00)  
To: Mike Vanatta <[mvanatta@co.jefferson.co.us](mailto:mvanatta@co.jefferson.co.us)>, Derek Schuler <[dschuler@co.jefferson.co.us](mailto:dschuler@co.jefferson.co.us)>, Gene Bennetts <[gbennett@co.jefferson.co.us](mailto:gbennett@co.jefferson.co.us)>, Cory Day <[cday@co.jefferson.co.us](mailto:cday@co.jefferson.co.us)>, Mike Secary <[msecary@co.jefferson.co.us](mailto:msecary@co.jefferson.co.us)>, Mike Schuster <[mschuste@co.jefferson.co.us](mailto:muschuste@co.jefferson.co.us)>, Charles Barthel <[cbarthel@co.jefferson.co.us](mailto:cbarthel@co.jefferson.co.us)>  
Cc: Robert Taylor <[rbtaylor@co.jefferson.co.us](mailto:rbtaylor@co.jefferson.co.us)>  
Subject: 16-110589VA 16774 County Road 126 Vacation of part of highway 126 that includes an existing Home, well and fence.

Hello Everyone

This Vacation case request is associated with above property regards to a existing home, well and fence. The applicant would like to vacate the existing right-of-way to the existing fence line.

Attached is a copy of the Vacation request of county right of way along the 16774 County Road 126. See the enclosed survey.

Let me know if the applicant's request for a vacation of right-of-way rather than a license agreement is acceptable to everyone.

Information on the existing Rights-of-way is as follows:

The roads in the plat of Pine Grove (Bk 1 Page 28) are dedicated to the public. The recorded Plat itself is not signed by the Board of County Commissioners. However, County Hwy 126 is County Maintained. Because the road is maintained, thereby the County has accepted the road dedicated to the public.

Property owner has two County processes that may work.

The First is a Vacation of Right-of-Way.

This is public process that if approved by the Board of County Commissioner allows area within the right-of-way to be vacated and deeded to the property owner.



Jefferson County, Colorado  
Transportation & Engineering Division

100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500  
☎ 303.271.8459 • Fax 303.271.8490 • <http://jeffco.us/highways>

# P&Z REFERRAL T&E RESPONSE

To:  From:

Case #:  Due Date:

Property Address or PIN:

- Amanda Attempt Result & Attachments:**
- Comments Sent = T&E wants 2nd referral
  - Complete = Do Not send further referrals
  - No Comments = Do Not send further referrals
  - Additional information, plans, etc are also attached in Amanda

## Drainage

T&E is currently working on a project in the area. See attached information.

Other Notes:

No Concerns

## Right-of-Way / Roadway Corridor Expansion Projects

Land owner will need to refund County \$  for ROW purchased in  for

This amount **must** be paid before plat is recorded and/or plans are approved and released for construction.

Documentation attached in Amanda  Documentation to follow

Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.

Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.

Other Notes:

No Concerns

## Traffic Operations / Transportation Planning

	Included in referral	Reviewed		Comments
		No	Yes	
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Signage & striping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signal plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails or sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street road plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Concerns				

## Additional Comments

Comments

Name

**CASE SUMMARY**  
**Consent Agenda**

**PC Hearing Date:** October 26, 2016

**BCC Hearing Date:** November 15, 2016

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**16-103547AM** Regulation Amendment

**Applicant:** Jefferson County

**Location:** Unincorporated Jefferson County

**Purpose:** **To amend the Site Development Plan process and associated regulations within the Zoning Resolution and Land Development Regulations.**

**Today's Action:** **To continue the case to December 13, 2016.**

**Case Manager:** Heather Gutherless/Christiana Farrell

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**CASE SUMMARY**  
**Regular Agenda**

**PC Hearing Date:** September 28, 2016

**BCC Hearing Date:** November 15, 2016 (Previous Hearing Date: October 18, 2016)

**16-107974RZ** Rezoning (continued from October 18, 2016 for decision only)

**Case Name:** Ryan Ranch Lot 22 Official Development Plan

**Owner/Applicant:** Avel and Jessica Kolesnikov

**Location:** 15925 West 60<sup>th</sup> Circle  
 Section 12, Township 3 South, Range 70 West

**Approximate Area:** 5.27 Acres

**Purpose:** To rezone from Planned Development (PD) to PD to allow future subdivision of the property into 16 lots for single-family detached units.

**Case Manager:** Christiana Farrell

**Issues:**

- Compatibility, loss of views and traffic impacts

**Recommendations:**

- **Staff:** Recommends APPROVAL subject to conditions
- **Planning Commission:** Recommends DENIAL

**Interested Parties:**

- Neighboring properties

**Level of Community Interest:** High

**Representative:** Paul Galchenko

**General Location:** McIntyre Street and W 60<sup>th</sup> Avenue

**Case Manager Information:** Phone: 303-271-8740 e-mail: cfarrell@jeffco.us

It was moved by Commissioner **BURKE** that the following Resolution be adopted:

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**September 28, 2016**

**RESOLUTION**

---

**16-107974RZ**

**Rezoning**

**Case Name:**

Ryan Ranch Lot 22 Official Development Plan

**Owner/Applicant:**

Avel and Jessica Kolesnikov

**Location:**

15925 West 60<sup>th</sup> Circle

Section 12, Township 3 South, Range 70 West

**Approximate Area:**

5.27 Acres

**Purpose:**

**To rezone from Planned Development (PD) to PD to allow future subdivision of the property into 16 lots for single-family detached units.**

**Case Manager:**

Christiana Farrell

The Jefferson County Planning Commission hereby recommends **DENIAL** of the above application on the basis of the following facts:

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
  - A. The proposal is not in general conformance with the Comprehensive Master Plan because it does not meet all applicable sections of the Plan policies.
  - B. The proposed land uses are not compatible with existing and allowable land uses in the surrounding area because the lot size, densities and uses are not comparable to surrounding properties.
  - C. The proposed land uses will result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

Jefferson County Planning Commission Resolution  
Case #16-107974RZ  
September 28, 2016  
2 of 2

Commissioner **SPENCER** seconded the adoption of the foregoing Resolution, and upon a vote of the Planning Commission as follows:

Commissioner	<b>Rogers</b>	<b>Aye</b>
Commissioner	<b>Moore</b>	<b>Aye</b>
Commissioner	<b>Harris</b>	<b>Nay</b>
Commissioner	<b>Hatton</b>	<b>Nay</b>
Commissioner	<b>Burke</b>	<b>Aye</b>
Commissioner	<b>Spencer</b>	<b>Aye</b>

The Resolution was adopted by **majority** vote of the Planning Commission of the County of Jefferson, State of Colorado.

I, Bonnie Benedik, Administrative Assistant for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, September 28, 2016.



Bonnie Benedik  
Administrative Assistant

**Staff Report**

**PC Hearing Date:** September 28, 2016  
**BCC Hearing Date:** November 15, 2016 (Previous Hearing Date: October 18, 2016)

---

**16-107974RZ** Rezoning (continued from October 18, 2016 for decision only)  
**Case Name:** Ryan Ranch Lot 22 Official Development Plan  
**Owner/Applicant:** Avel and Jessica Kolesnikov  
**Location:** 15925 West 60<sup>th</sup> Circle  
Section 12, Township 3 South, Range 70 West  
**Approximate Area:** 5.27 Acres  
**Purpose:** To rezone from Planned Development (PD) to PD to allow future subdivision of the property into 16 lots for single-family detached units.  
**Case Manager:** Christiana Farrell

---

**Representative:** Paul Galchenko  
**Existing Use:** Residential

---

**BACKGROUND/UNIQUE INFORMATION:**

This is a request to rezone from Planned Development (PD) to (PD) to allow up to 16 single family homes. One house currently exists on the property, and the applicant proposes to allow 15 additional lots for single-family detached dwelling units. The property (Lot 22) is part of the Ryan Ranch Filing One Subdivision, and is currently under the same zoning restrictions as the surrounding properties, the Ryan Ranch Official Development Plan. The applicant plans to connect the existing house and all lots to public water and sanitation.

The subject property is a gently sloping, approximately 5.27-acre lot that sits at one of the highest points in the surrounding neighborhood. Lot 22 has legal access through the Ryan Ranch subdivision to West 60<sup>th</sup> Circle, along the south of the property. Current restrictions on the property from the existing zoning would allow for up to 5 additional ½ acre lots. However, because the applicant proposes to allow for up to 16 lots with a minimum lot size of 8,500 square feet, a rezoning is required.

**SURROUNDING ZONING/LAND USE:**

	<b>Adjacent Zoning</b>	<b>Land Use</b>
<b>North:</b>	Planned-Development (PD)	Single Family Dwelling Units
<b>South:</b>	Planned-Development (PD)	Single Family Dwelling Units
<b>East:</b>	Planned-Development (PD)	Single Family Dwelling Units
<b>West:</b>	Planned-Development (PD)	Single Family Dwelling Units

**NOTIFICATION:**

A community meeting was held for this rezoning application on February 26, 2016. There were approximately 50 citizens in attendance. Those in attendance generally had questions related to the rezoning process, traffic, who would maintain the access roads to the site that are part of the existing HOA, property values, how water pressure in existing homes would be impacted, drainage problems caused from the site, and safety of residents during construction. The applicant explained that they would be happy to become a part of the existing HOA and pay into the road maintenance costs, that water pressure could be mitigated though booster pump systems and working with the water district, and that existing drainage problems on site would be mitigated through the design of the site's water quality detention pond that will be required as part of the development.

As a requirement of the Jefferson County Zoning Resolution, the following notice was provided for this proposal:

1. Notification of this proposed development was mailed to property owners within a 500 foot radius of the site and to Homeowners' Associations and Umbrella Groups located within a one-mile radius of the site. The initial notification was mailed at the time of the 1<sup>st</sup> referral. Additional notification was mailed 14 days prior to the Planning Commission Hearing identifying the scheduled hearings dates for both the Planning Commission Hearing and the Board of County Commissioners' Hearing.
2. Sign(s), identifying the dates of both the Planning Commission Hearing and the Board of County Commissioners' Hearing, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission Hearing.
3. Notification of the hearing before the Planning Commission and the Board of County Commissioners' was published in the West JeffCo YourHub Newspaper.

The Homeowners' Associations and Umbrella Groups that received notification are as follows:

- CANDLELIGHT VALLEY HOA
- FAIRMOUNT IMPROVEMENT ASSN
- FOREST SPRINGS HOA
- JEFFERSON COUNTY HORSEMENS ASSN
- MARRIOTT ORCHARD HOA
- SAVE THE MESAS INC
- SUNRISE RIDGE SUBASSOCIATION NO.2
- WEST WOODS RANCH MASTER ASSOCIATION

During the processing of the application, Staff has received over 25 responses in opposition to the proposal.

**COMPREHENSIVE MASTER PLAN ASSESSMENT:  
Area Plan: North Plains Area Plan**

	Land Use	Physical Constraints	Community Resources	Infrastructure, Water and Services
<b>Conformance</b>	<b>X(1)</b>	<b>X (2)</b>	<b>X (3)</b>	<b>X (4)</b>
<b>Non-Conformance</b>				

**Services:** Fairmount Fire Protection District  
North Table Mountain Water and Sanitation District  
APEX Park and Recreation District

\*\*\*\*\*

**ANALYSIS OF PLAN:**

1. **Land Use:** The Comprehensive Master Plan (CMP) discusses encouraging development that is appropriate to the area, ensuring that there are unique and diverse communities in which to live, work, and enjoy outdoor recreation. It encourages economic development and infill and redevelopment projects. New developments should be evaluated for the impacts on the health of a community, and that new development should strive to properly and reasonably mitigate the harmful effects, if any, on existing and entitled uses on adjacent parcels.

**Areas of Conformance:**

**a. All Development**

The Comprehensive Master Plan (CMP) encourages development that is appropriate to the area, recommends infill and redevelopment projects to improve the vitality of the community, to reduce sprawl and to increase tax benefits to the County.

*The subject property is within an area surrounded by existing single family homes. Properties directly adjacent to this parcel have lot sizes as small as 6,967 square feet. A 20 ft rear setback is required in the ODP to provide some buffer to the neighbors. This rezoning would result in development which is appropriate to the area, would comply with the Plan recommendations for density of 4 dwelling units per acre, and would be considered an infill development.*

**b. Housing**

A goal of the housing section of the CMP is to promote well-planned sustainable residential neighborhoods that create a sense of place and complement the existing community character through a variety of housing options.

*As mentioned above, this rezoning would result in housing that would be comparable to the surrounding properties and would complement the existing community character. The applicant is proposing to follow all of the existing standards for architecture, landscaping, and site design of the surrounding Ryan Ranch Official Development Plan that the neighboring properties fall under. The applicant is also agreeable to becoming a part of the Ryan Ranch HOA and paying into the maintenance of roads and community amenities.*

**c. Area Recommendation**

The subject property is located within Area 13, of the North Plains Area Plan. The recommended residential density for this site is 4 dwelling units per acre.

*The applicant's proposal to rezone and subdivide the approximately 5.27 acre parcel into 16 single family detached lots would be consistent with the Plan's recommended land use and density for this site.*

**Summary of Analysis:** *The proposed rezoning to allow up to 16 lots with a minimum sizes of 8,500 square feet is comparable with the surrounding properties and is in conformance with the recommendations of the North Plains Area Plan.*

2. **Physical Constraints:** The Comprehensive Master Plan describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

**Areas of Conformance:**

**a. General**

The Plan states that development should not aggravate, accelerate, or increase the level of risk from natural hazards.

*The rezoning application was referred to the County Geologist as well as the Colorado Geological Survey. Neither entity expressed concerns with the application. The property is not within a floodplain, nor are there significant slopes or known geologic hazards.*

**Summary of Analysis:** *No hazards have been identified on the property. The proposal complies with this section of the Plan.*

3. **Community Resources:** The Community Resources chapter contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.

**Areas of Conformance:**

**a. Visual Resources**

The Plan strives to mitigate the visual impact of new development in visually sensitive areas.

*The subject property is not indicated to be within a visually sensitive area. Building height is limited to 35', the same height presently allowed on the property under the existing PD zone district. This is also the allowed height for the other surrounding residences in the area.*

**b. Air, Light, Odor, and Noise**

A goal of the Plan is to encourage the effective management of air quality and the impacts of light, odor and noise.

*Air, light, odor and noise impacts associated with the development of 16 new homes would be comparable to the impacts associated with any of the other surrounding residential developments. Temporary noise impacts resulting from construction activities should be expected.*

**Summary of Analysis:** *The proposed rezoning will have minimal affects on the air, light, odor and noise to the surrounding developments, which are primarily residential. Visual impacts would be related to new buildings and/or the building height, which could already occur under the present zoning.*

4. **Infrastructure, Water & Services:** The applicable elements of this chapter include Transportation, Water and Wastewater, and Services.

**Areas of Conformance:**

**a. Transportation**

The Plan states that the County should ensure that the transportation system will have the capacity to support future population growth while maintaining an acceptable level of service.

*The applicant submitted a transportation analysis. The analysis indicates access to the new homes will be via a private drive off of West 60<sup>th</sup> Circle. The analysis states that less than 1,000 daily trips will be generated, and the existing road network is sufficient for proposed uses.*

**b. Water & Wastewater**

The Plan strives to protect the quality and quantity of water resources in the County.

*Stormwater runoff will be addressed at the time of plat. It will be required to meet the standards of the Jefferson County Storm Drainage Design and Technical Criteria Manual. This includes employing runoff reduction practices, water quality and control, Best Management Practices, and controlling vector-borne diseases such as West Nile Virus. The existing home will be required to hook up to public water and sanitation.*

**c. Services**

A goal of the CMP is to ensure existing Services are sufficient for proposed new development.

*The property will be served by the North Table Mountain Water and Sanitation District who has submitted "will serve" letters. A note has been added to the rezoning written restrictions that will*

ensure the requirement for booster systems for water pressure is met. Fairmount Fire is also aware of the water pressure issue, and is requiring that hydrants meet standards, and that sprinkler systems be required in the houses to ensure there is no public safety issue related to the low water pressure in this area. These concerns have all been addressed with the written restrictions, and further requirements will come at the time of the plat.

**Summary of Analysis:** W 60<sup>th</sup> Circle has been designed to provide sufficient capacity to accommodate the proposed houses, and the water and sewer providers have submitted “will serve” letters. The proposal complies with this section of the Plan.

**COMPATIBILITY:**

Staff is of the opinion that this proposal is compatible with the allowed and existing land uses in the general vicinity. The proposed lot sizes of 8,500 square feet would be consistent with the lot sizes of surrounding properties to the east and south. The written restrictions require a 20-foot rear setback, which should help mitigate perceived impacts from the new residences along the east property line and is consistent with the setback requirements of the surrounding properties.

**SUMMARY OF STAFF POSITION:**

Staff supports the proposed rezoning request because of the compatibility in the lot sizes, and because the development utilizes existing infrastructure and could be considered an infill development. Furthermore, the proposed densities will be in conformance with the Plan’s recommended density and be consistent with the surrounding residential densities.

**PLANNING COMMISSION:**

Planning Commission Recommendation (Resolution Dated September 28, 2016, Attached):

Approval	_____
Approval with Conditions	_____
Denial	<u>          X (4-2) vote          </u>

The case was scheduled on the regular agenda for the Planning Commission Hearing. Seven citizens offered public testimony related to the following:

- safety concerns during construction and development of the site
- traffic through the private roads of Ryan Ranch that the HOA maintains
- existing and potential drainage problems from the site
- decreased property values, primarily due to the loss of views
- loss of water pressure

The Planning Commission discussed the case at length, with much of their discussions related to compatibility of lot sizes, loss of views and number of lots that could be developed under the current zoning. After a vote to recommend approval of the rezoning failed, the Planning Commission voted 4–2 to recommend DENIAL of the rezoning application.

With respect to the Planning Commission’s recommendation of denial, Staff continues to maintain the position of support for the proposed rezoning due to the proposal’s compliance with the Comprehensive Master Plan, its compatibility to the surrounding uses, and the expectation that it will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

**FINDINGS/RECOMMENDATIONS:**

**Staff recommends that the Board of County Commissioners find that:**

- 1. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;**
- 2. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the lot sizes, densities and uses are comparable to surrounding properties; and,**
- 3. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

**And;**

**Staff recommends that the Board of County Commissioners APPROVE Case No. 16-107974RZ subject to the following conditions:**

- 1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated November 15, 2016.**

COMMENTS PREPARED BY:

*Christiana Farrell*

---

Christiana Farrell, AICP, Senior Planner  
November 7, 2016

**Jefferson County Land Use Case Management**

**CASE DATES SUMMARY**

Case Number: **16-107974 RZ**

Case Type: **Rezoning**

Pre-application Meeting Date: **December 11, 2014**

Community Meeting Date: **February 26, 2016**

Applicant Makes Complete Submittal: **April 22, 2016**

Case Sent on First Referral: **April 25, 2016**

All Responses Provided to Applicant: **August 22, 2016**

Determination That Case Should Proceed to Hearing: **August 22, 2016**

County Staff Determination: **X**

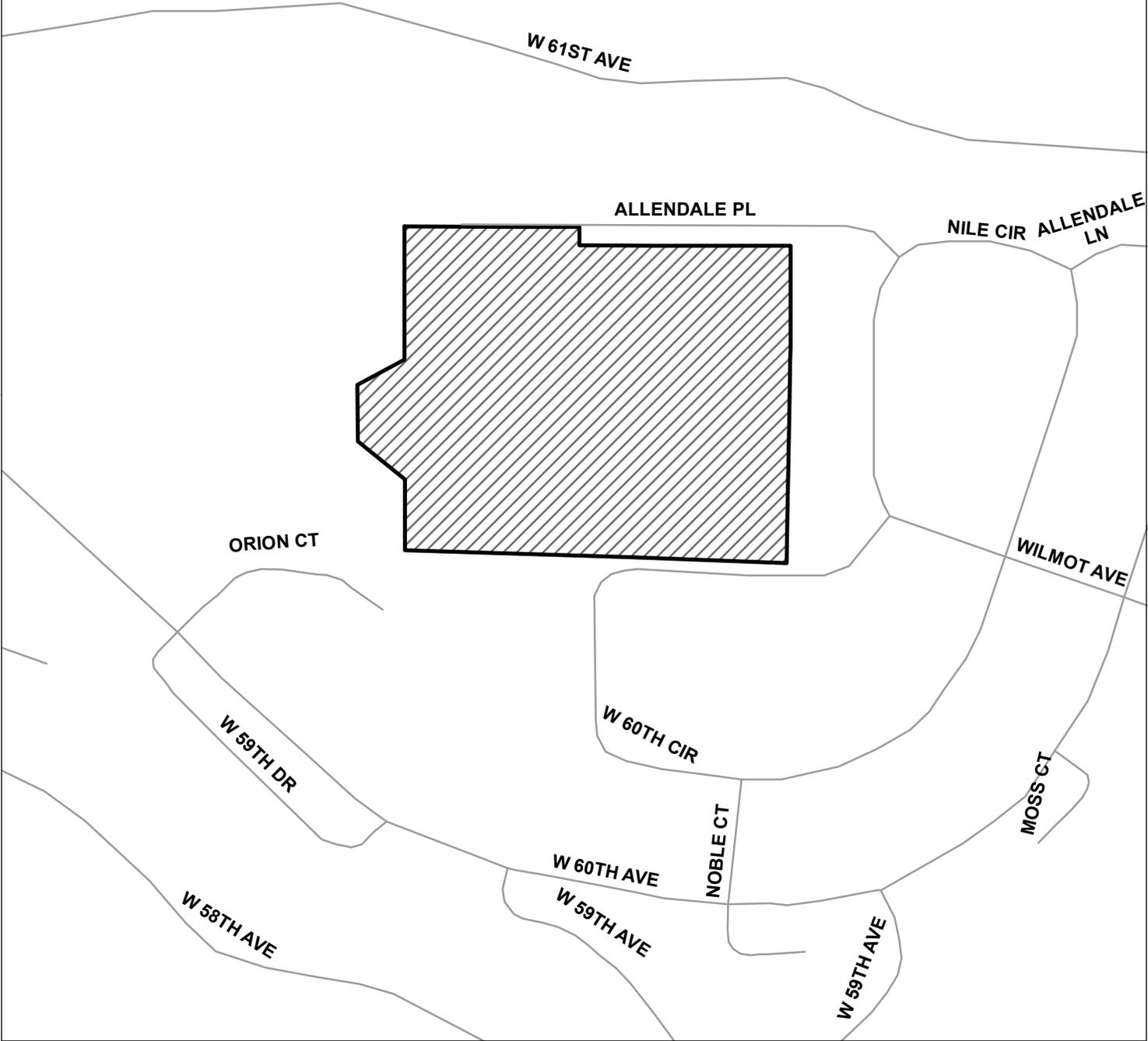
Applicant's Request: **X**

## Ryan Ranch Lot 22 Official Development Plan Rezoning Case # 16-107974RZ

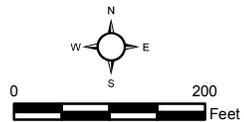
- A. Intent – The purpose of this Rezoning is to allow a maximum of 46-8 residential lots on Lot 22 of the Ryan Ranch Filing One Subdivision.
- B. The Board of County Commissioners' resolution authorizing this rezoning subject to conditions is recorded at Reception # \_\_\_\_\_ in the Jefferson County, Colorado real property records.
- C. All of the standards of the Ryan Ranch Official Development Plan applicable to use area 'A', recorded at reception number F1170318 and all other applicable section of the Zoning Resolution, shall apply to the property as shown on the graphic attached hereto as Exhibit A and the legal description attached hereto as Exhibit B with the following exceptions:
1. A maximum of 46-8 lots for single family detached homes.
  2. Minimum lot size shall be 8,500 square feet.
  - ~~2-3.~~ Any lots along the eastern property line of this Planned Development shall have a minimum lot size of 21,780 sq ft.
  - ~~3-4.~~ The following setbacks shall apply:
    - a. Front: 20 feet
    - b. Side: 5 feet
    - c. Side to Street: 20 feet
    - d. Rear: 20 feet
    - e. Distance between structures: 15 feet
  - ~~4-5.~~ A note shall be added to the Plat that requires an approved fire sprinkler system be installed in each of the 46-7 proposed additional residential units.
  - ~~5-6.~~ A note shall be added to the Plat that requires private booster systems for water pressure in each additional home.
  7. A note shall be added to the Plat requiring the existing single family home to connect to public water and sanitation prior to the issuance of building permits for new homes in the development.
  8. Prior to the issuance of any land disturbance permit for early grading or recordation of the subdivision plat for the subject property, a cash performance guarantee must be provided to the County, in conformance with the County's performance guarantee policy and procedure and the Land Development Regulations, in the amount of \$10,000 per additional lot, to pay for repair or replacement of roadway damage caused during construction, as reasonably determined by County Staff (the "Roadway Damage Performance Guarantee"). The Roadway Damage Performance Guarantee shall be in addition to, and separate from, any other performance guarantees required under County regulations. The Roadway Damage Performance Guarantee may only be drawn upon to pay for repairs to the damaged roadway after final completion of authorized homes. Prior to the commencement of construction, the developer, lot owner(s) or their assigns shall notify County Staff of the route for the construction traffic so that County Staff can perform a baseline assessment of the impacted roadways. County Staff shall document the condition of the roadways prior to the issuance of the applicable permit and prior to the commencement of construction on the subject property. Damage to the roadway as a result of construction traffic to the subject property will be determined by Jefferson County Transportation and Engineering Staff based upon their professional opinion and experience maintaining County roads. Transportation and Engineering Staff will generate a punchlist of the damaged roadway which will be provided to the owners of the subject property and the Ryan Ranch Community Association (the "HOA"). The HOA shall obtain bids or estimates to complete the repair work indicated on the punchlist and provide those bids or estimates to the County for review. The County will release the Roadway Damage Performance Guarantee funds to the HOA up to the amount indicated in the bids or estimates provided to the County which County Staff believes are fair and reasonable estimates to repair the punchlist items, and any remaining balance, if any, shall be returned to the party that provided the performance guarantee proportionally as applicable. The Roadway Damage Performance Guarantee funds shall be used by the HOA to



Exhibit A



Case Number: 16-107974RZ  
Location: Sec. 12, T3S, R70W



This product has been developed for internal use only. The Planning and Zoning Department makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

1:2,400

Plot: 2016-05-13

Orthos: 75

Vicinity

Legal Description

Street Location of Property 15925 West 60<sup>th</sup> Circle

Is there an existing structure at this address?

Yes X No \_\_\_\_\_

Type the legal description and address below.

Lot 22, Block 1, Ryan Ranch Filing 1 recorded at Reception number F1905103 in the records of the Jefferson County Clerk and Recorder, State of Colorado.

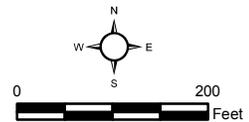
Advise of Ortho Map No. 75 Section 12 Township 3 S. Range 70 W.

Calculated Acreage 5.27 Acres Checked by: Ed Wieland

Address Assigned (or verified) 15925 West 60<sup>th</sup> Circle



**Case Number: 16-107974RZ**  
**Location: Sec. 12, T3S, R70W**



This product has been developed for internal use only. The Planning and Zoning Department makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of such products, nor accepts any liability arising from any incorrect, incomplete or misleading information contained therein.

**2012 Photography**

1:2,400

Plot: 2016-05-13

Orthos: 75



**From:** [Bonnie Benedik](#)  
**Bcc:** ["felicia@acmhoa.com"](#); ["judson@bajabb.com"](#); ["tluebke@associacolorado.com"](#); ["etomandjudy@centurylink.net"](#); ["codychristman@ymail.com"](#); ["donaldparker@gmail.com"](#); ["rdudley@associacolorado.com"](#); [Ed Peck](#); [John Nihiser](#); [Nancy York](#); [Ed Wieland](#); [Ben Hasten](#); [Pat OConnell](#); [Mike Vanatta](#); [Patricia Krmpotich](#); [Lindsay Townsend](#); [Craig Sanders](#); [Tracy R. Volkman](#); [Russell Clark](#); [Mike Schuster](#); [Charles Barthel](#); [Ross Klopf](#); [Dennis Dempsey](#); [Heather Gutherless](#); [Carlos Atencio](#); [Michaelyne Klym](#); [Alicia Doran](#); ["justinh@apexprd.org"](#); ["nathane@apexprd.org"](#); ["George\\_Donna\\_L"](#); ["scott\\_moore@cable.comcast.com"](#); ["charles.place@centurylink.com"](#); ["ingrid.hewitson@state.co.us"](#); ["kiel.g.downing@usace.army.mil"](#); ["eliza.hunholz@state.co.us"](#); ["jeffersonconservationdistrict@gmail.com"](#); ["CGS\\_LUR@mines.edu"](#); ["sarah.brucker@state.co.us"](#); ["chris.quinn@rtd-denver.com"](#); ["dmallory@udfcd.org"](#); ["Wendy@ntmwater.org"](#); ["Neil.Rosenberger"](#); [John Wolforth](#); [Suzanne Maki](#); [Deborah Churchill](#); [Maxmilian Raileanu](#)  
**Subject:** 16-107974RZ - Electronic Referral  
**Date:** Monday, April 25, 2016 10:05:00 AM

**ELECTRONIC REFERRAL**

**JEFFERSON COUNTY, COLORADO**

Documents related to a Rezoning have been submitted to Jefferson County Planning and Zoning. This case is beginning the first referral part of the process and your agency's comments are requested. Please review the specific electronic documents related to the first referral found [here](#). Comments should be submitted via e-mail to the case manager by the due date below. This property will also submit for a subsequent subdivision plat related to the rezoning request.

Case Number: **16-107974RZ**  
Case Name: **Ryan Ranch Lot 22**  
General Location: **Lot 22 of Ryan Ranch Subdivision (McIntyre Street and W 60<sup>th</sup> Ave)**  
Case Type: **Rezoning**  
Type of Application: **Amend the existing Ryan Ranch ODP to allow a portion of Use Area A (lot 22) to have 16 total residential lots with a minimum lot size of 8,500 sq ft**  
Case Manager: **Christiana Farrell**  
**Comments Due: May 13, 2016**  
Case Manager Contact Information: **cfarrell@jeffco.us      303-271-8740**

Additional information related to this case can be viewed [here](#). Some of the links on this page that may be helpful are the links to the case file (public documents), to the Jeffco mapping system (jMap) and to the case tracking system (general application details).

<b>Jeffco:</b> Building Safety Open Space Cartography Addressing Geologist T&E Public Health Zoning Administration Planning Engineering Long Range Road and Bridge 1 Weed and Pest Jeffco Historical Commission	<b>External:</b> APEX Park and Rec Xcel Comcast CenturyLink Colorado Dept. of Public Health Colorado Historical Society Division of Wildlife Soils Conservation District Colorado Geological Survey Division of Water Resources, State Engineer's Office North Table Mtn Water & San District Fairmount Fire Protection Dist RTD Urban Drainage	<b>HOA:</b> CANDLELIGHT VALLEY HOA FAIRMOUNT IMPROVEMENT ASSN FOREST SPRINGS HOA JEFFERSON COUNTY HORSEMENS ASSN MARRIOTT ORCHARD HOA SAVE THE MESAS INC SUNRISE RIDGE SUBASSOCIATION NO.2  -
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## Christiana Farrell

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**From:** Neil Rosenberger [nrosenberger@fairmountfire.org]  
**Sent:** Tuesday, August 16, 2016 11:00 AM  
**To:** Christiana Farrell  
**Cc:** Robert Ipatenco; Alan Fletcher  
**Subject:** Re: Case # 16 107974RZ Ryan Ranch Lot 22 Rezoning/Redevelopment

**Importance:** High

Good morning,

This is in response to your request for our agency's input on the Ryan Ranch Redevelopment proposal.

The Fairmount Fire Protection District has several concerns which will need to be addressed prior to our approval of the Rezoning/Redevelopment.

They are as follows:

1. Available water supply/pressure supplied by North Table Mountain Water and Sanitation District in the area has recently been tested and is inadequate (40 psi). It should be noted that FFPD will require an approved NFPA 13D fire sprinkler system be installed in each of the 16 proposed residential units.
2. Fire hydrant locations still need to be identified and will need to meet the requirements set forth in the Jefferson County/Fairmount FPD adopted, IFC 2015.
3. The development will need to meet the minimum roadway standards, as set forth by Jefferson County and the Fairmount FPD and the adopted IFC 2015.

Thank you,

*Neil*

Neil Rosenberger  
Fire Marshal, CFO, FM, MIFireE  
Fairmount Fire Protection District  
4755 Isabell Street  
Golden, CO 80403  
(303) 279-2928 ext. 104  
[nrosenberger@fairmountfire.org](mailto:nrosenberger@fairmountfire.org)

Board of Directors  
Jeff Glenn, President  
Jim Whitfield, Vice President  
Lee Humrich, Treasurer/Secretary  
Kristen Larington, Director  
Tommy Skul, Director

Executive Director  
Lauri Dannemiller



April 26, 2016

Jefferson County Planning and Zoning  
Attn: Christina Farrell  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419

Reference: Jefferson Academy  
Address: Ryan Ranch Subdivision (McIntyre Street and W. 60<sup>th</sup> Ave.)

Case Numbers: 16-107974RZ

Dear Christina;

Apex Park and Recreation District does not object to the rezoning of the Ryan Ranch Subdivision property at McIntyre Street and W. 60<sup>th</sup> Ave.

The property is within our district and currently paying taxes to our district. Upon the additions being added to the property, the taxes should remain consistent with the current taxes.

Per the Intergovernmental agreement between Apex Park and Recreation District and The City of Arvada any required open space or fees in lieu of park and school land dedication will be determined by The City of Arvada. The actual amount of land or fees is based upon the appraised values of the acreage of land dedication as set forth in the Land Development Regulations.

I may be reached at (303) 467-7129 should you wish to discuss any issues related to this development, or you may contact Dawn Fredette, Executive Assistant, at (303) 403-2518.

Sincerely,

Justin Howe  
District Services Division Manger

Enclosures

cc: Lauri Dannemiller, Executive Director  
Dawn Fredette, Executive Assistant

# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



May 12, 2016

Karen Berry  
State Geologist

Christiana Farrell  
Jefferson County Planning and Zoning Division  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419

**Location:**  
W½ Section 12,  
T3S, R70W of the 6<sup>th</sup> P.M.  
39.805, -105.1794

**Subject: Ryan Ranch Lot 22 – Rezoning/amendment to existing ODP to allow 16 lots  
Case Number 16-107974RZ, Jefferson County, CO; CGS Unique No. JR-16-0019**

Dear Ms. Farrell:

Colorado Geological Survey has reviewed the Ryan Ranch Lot 22 rezoning referral. I understand the applicant proposes to rezone Lot 22 of the Ryan Ranch Subdivision, located at 15925 W. 60<sup>th</sup> Circle, Arvada, to allow 16 residential lots on 5.27 acres. The property contains an existing residence, driveway, and tennis court.

With this referral, we received a request for CGS review (April 25, 2016), a copy of the Development Permit Application (signed March 31, 2016), a rezoning narrative (March 31, 2016), a set of four Ryan Ranch Official Development Plans (revised October 17, 2000), and a Ryan Ranch Filing 1 plat (Eastlake Surveying, December 9, 2002). No geologic or geotechnical information was included with the available referral documents.

CGS reviewed Ryan Ranch at preliminary plat (July 5, 2001) and final plat (February 5, April 9, and July 28, 2003). Concerns involved highly expansive soils and bedrock, and shallow groundwater.

A preliminary geotechnical investigation should be required prior to platting individual lots, if one has not been completed already, to determine depths to bedrock and seasonal groundwater levels, to characterize soil and bedrock engineering properties such as density, strength, water content, and allowable bearing pressures, and to identify and characterize moisture-sensitive (expansive and collapsible) soils and expansive claystone bedrock. This information is needed to determine the site's suitability for below-grade construction, determine the need for an underdrain/groundwater collection system, design subsurface drainage, and provide preliminary design criteria for subgrade preparation, foundations, floor systems, roads, pavements, underground utilities, etc. **CGS has no objection the proposed rezoning, but would like to review the project, and a site-specific geotechnical report, at preliminary plat.**

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', is written over a light blue horizontal line.

Jill Carlson, C.E.G.  
Engineering Geologist

## Christiana Farrell

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**From:** Kuster - CDPHE, Kent [kent.kuster@state.co.us]  
**Sent:** Thursday, April 28, 2016 9:37 AM  
**To:** Christiana Farrell  
**Subject:** Case No. 16-107974RZ

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

April 28, 2016

Dear Christiana Farrell,

The Colorado Department of Public Health and Environment has the following comment on the rezoning for Case No. 16-107974RZ located in the Ryan Ranch Subdivision.

In Colorado, land development construction activities (earth moving) that are greater than 25 acres or more than six months in duration require an Air Pollutant Emissions Notice (APEN) from the Air Pollution Control Division and may be required to obtain an air permit depending on estimated emissions. In addition, a start-up notice must be submitted thirty days prior to beginning a land development project.

Please refer to the website <https://www.colorado.gov/pacific/cdphe/air-permits> for information on land use APENs and permits forms. Click on Construction Permit and APEN forms, and then click on the "Specialty APENs" to access the land development specific APEN form.

In addition, we recommend that the applicant comply with all state and federal environmental rules and regulations. This may require obtaining a permit for certain regulated activities before emitting or discharging a pollutant into the air or water, dispose of hazardous waste or engaging in certain regulated activities.

Please contact Kent Kuster at 303-692-3662 with any questions.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

Kent Kuster

Environmental Protection Specialist

Colorado Department of Public Health and Environment

4300 Cherry Creek Drive South

Denver, CO 80246-1530

303-692-3662 | [kent.kuster@state.co.us](mailto:kent.kuster@state.co.us)

## Christiana Farrell

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**From:** Nathan Seymour  
**Sent:** Friday, May 13, 2016 10:45 AM  
**To:** Christiana Farrell  
**Subject:** 16-107974RZ (Ryan Ranch Lot 22)

Planning Engineering has no comments or concerns relating to the rezoning process.

### **Nathan Seymour**

Civil Planning Engineer  
Jefferson County Planning & Zoning  
100 Jefferson County Parkway, Suite 3550  
Golden, Colorado 80419-3550  
(303) 271-8751 FAX: (303) 271-8744  
Email: [nseymour@jeffco.us](mailto:nseymour@jeffco.us)

# Memorandum

**To:** Christiana Farrell  
Planner

**From:** Patrick O'Connell  
Geologist

**Date:** May 4, 2016

**Re:** Ryan Ranch Lot 22, Case No. 16-1079741RZ

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The intent of the application is to rezone to allow for 16 single family units. I have the following comment.

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the rezoning process.



April 27, 2016

Ms. Christiana Farrell  
Jefferson County Planning and Zoning Dept.  
100 Jefferson County Pkwy, Suite 3550  
Golden, Co 80419-3550

**Re: Case No. 16-107974RZ; Ryan Ranch Lot 22**

Dear Ms. Farrell,

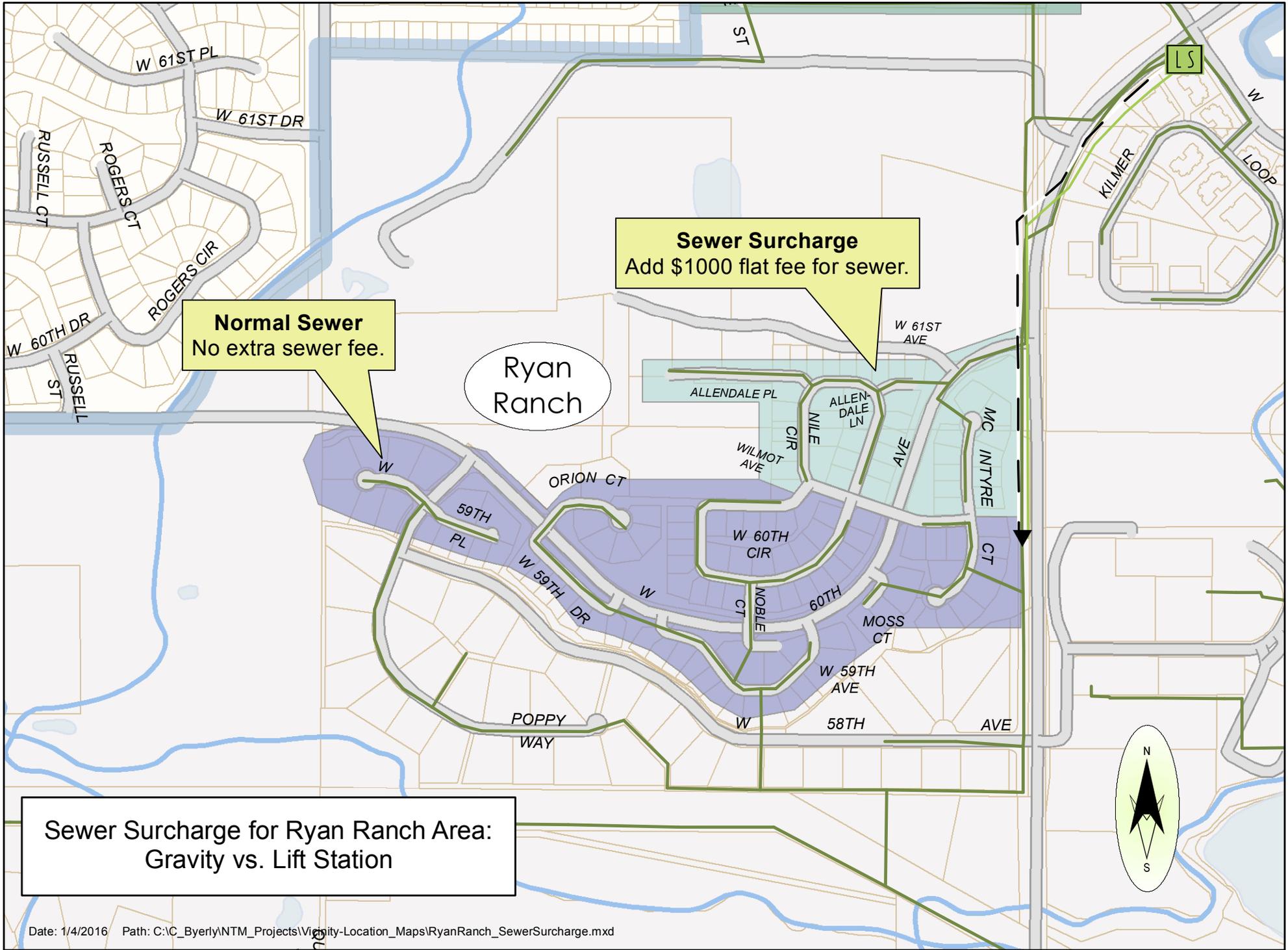
North Table Mountain Water and Sanitation District (District) has reviewed the referenced rezoning request. The District has the following comments:

- The water main pressure in this area is around 40 psi; therefore the District will require the developer/builder to provide private booster systems in each home. Please include a note on the ODP and or Plat stating this requirement.
- Depending on which sewer main is utilized for this property there will be a \$1000 tap fee surcharge. Please see attached map that shows which sewer main outfall is associate with a tap fee surcharge.
- Once engineered water and sewer plans are submitted we will be able to complete a more formal review.

If you have questions or need clarifications please do not hesitate to contact me.

Thank you,

Wendy M Weiman, PE  
Project Engineer  
North Table Mountain Water and Sanitation District





## COLORADO

Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821  
Denver, CO 80203

April 27, 2016

Christiana Farrell  
Jefferson County Planning and Zoning Department  
Transmitted via email:  
[cfarrell@jeffco.us](mailto:cfarrell@jeffco.us)

**RE: Ryan Ranch Lot 22 (15929 W 60<sup>th</sup> Circle)  
Case no. 16-107974RZ  
Portions of NW1/4 and SW1/4 of Section 12, T3S, R70W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 7**

Dear Ms. Farrell:

We have reviewed the information provided on April 26, 2016 concerning the above referenced proposal to rezone a 5.27-acre parcel known as Lot 22, Block 1, Ryan Ranch Filing 1 Subdivision in order to subdivide the property into 16 single-family residential lots. The property is currently zoned PD and is part of the Ryan Ranch ODP, use Area A. The ODP restricts the use of Area A to not more than 13 lots with a minimum lot size of 21,780 square-feet. Therefore, the Applicant is requesting an amendment to the current PD zoning to in order to allow for 16 lots with the minimum lot size of 8,500 square-feet. According to the information in the referral material, there is an existing house on the property, which is currently supplied with water from an existing well.

### Water Supply Demand

According to the submittal, the estimated water requirements total 6,400 gallons per day (7.16 acre-feet annually).

### Source of Water Supply and Detention facility

The proposed water source is the North Table Mountain Water and Sanitation District (“District”). A letter from the District dated January 8, 2015 was provided with the referral materials. The letter indicates that the property is within the boundaries of the water District and water and sewer is available subject to the District’s rules and regulation. It is unclear from the District letter as to how many taps the District is committing to serve in the future.

The North Table Mountain Water and Sanitation District obtains its water supply through a distributor’s agreement with the Denver Water Department (Denver Water Distributor Contract No. 169). The Denver Water Department is considered to be a reliable water source. Sewer service will also be provided by the North Table Mountain Water and Sanitation District.



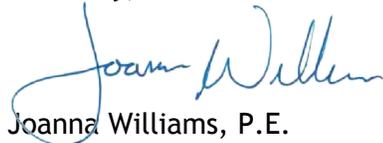
As mentioned above the existing house on the property is currently supplied with water from an existing well. No well permit number was provided. According to our records the well on the property appears to be Ryan Well No. 1, which was decreed by the Division 1 water Court in Case No. W-5390, for 0.033 cubic feet per second and domestic purposes. The appropriation date for Ryan Well No. 1 is April 23, 1960 and the decree source of water from this well is the nontributary Laramie-Fox Hills aquifer. The referral material indicated that the well will not be used in the subdivision and once the subdivision is completed all lots within the subdivision including the exiting house will have water taps supplied by the District. **Since the existing well will not be used once the subdivision is completed we recommend that the well be plugged and abandoned once the subdivision is approved. In addition, a well abandonment report must be submitted to this office to show that the well was plugged and abandoned.**

**State Engineer's Office Opinion**

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights as long as the District commits to provide taps to the proposed lots and the existing well is plugged and abandoned.

Should you or the Applicant have any questions, please contact Ioana Comaniciu of this office.

Sincerely,



Joanna Williams, P.E.  
Water Resource Engineer

cc: Subdivision file: 23887



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## ADDRESSING

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# MEMO

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To: Christiana Farrell  
FROM: Kendell Court  
SUBJECT: 16-107974RZ 15925 West 60<sup>th</sup> Circle  
DATE: August 22, 2016

---

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to amend the existing Ryan Ranch ODP to allow a portion of Use Area (Lot 22) to have 16 total residential lots with a minimum lot size of 8,500 square feet.
2. Access is currently off of West 60<sup>th</sup> Circle. This access will not change with the rezoning of Lot 22.
3. There is a valid existing address in the addressing database, 15925 West 60<sup>th</sup> Circle. This address will not change with the rezoning of Lot 22.

Please let me know if you have any questions.

## Christiana Farrell

---

**From:** Regina Elsner  
**Sent:** Monday, August 22, 2016 1:36 PM  
**To:** Christiana Farrell  
**Subject:** 16-107974RZ

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Christiana,

JCOS has no comments or concerns on this second referral. Thank you for the opportunity to comment!

Regards,

**Regina Elsner**

*Planner*

D 303-271-5994

[jeffco.us/parks](http://jeffco.us/parks)



**MEMO**

**TO:** Christiana Farrell  
Jefferson County Planning and Zoning Division

**FROM:** Tracy Volkman  
Jefferson County Environmental Health Services Division

**DATE:** August 16, 2016

**SUBJECT:** Case #16-107974 RZ  
Ryan Ranch Lot 22  
Paul Galchenko  
15925 W 60th Cir

The applicant has met the public health requirements for the proposed rezoning of this property.

**PROPOSAL**

Amend the existing Ryan Ranch ODP to allow a portion of Use Area A (lot 22) to have 16 total residential lots with a minimum lot size of 8,500 sq ft

**COMMENTS**

Jefferson County Public Health (JCPH) provided comments regarding the planning case for this property on December 8, 2014 and April 26, 2016. We have reviewed the documents submitted by the applicant for this rezoning process and have the following updated comments:

**WASTEWATER**

**JCPH re-contacted North Table Mountain Water and Sanitation District and was informed the single family dwelling is provided with public sewer.** JCPH has no records of an existing onsite wastewater treatment system (OWTS) for the property located at 15925 W. 60<sup>th</sup> Circle. This system (if it exists) must be properly abandoned according to the OWTS Regulation of Jefferson County. A letter must be submitted to this Department verifying it has been properly abandoned. Contact Craig Sanders at [csanders@jeffco.us](mailto:csanders@jeffco.us) or 303.271.5759 for information on this process.



100 Jefferson County Parkway, Suite 3500, Golden, Colorado 80419-3500  
303.271.8459 • Fax 303.271.8490 • http://jeffco.us/highways

Jefferson County, Colorado  
Transportation & Engineering Division

# P&Z REFERRAL T&E RESPONSE

To:  *P&Z Case Manager* From:

Case #:  Due Date:

Property Address or PIN:

- Amanda Attempt Result & Attachments:**
- Comments Sent = T&E wants 2nd referral
  - Complete = Do Not send further referrals
  - No Comments = Do Not send further referrals
  - Additional information, plans, etc are also attached in Amanda

## Drainage

- T&E is currently working on a project in the area. See attached information.
- Other Notes:
- No Concerns

## Right-of-Way / Roadway Corridor Expansion Projects

- Land owner will need to refund County \$  for ROW purchased in  for . This amount **must** be paid before plat is recorded and/or plans are approved and released for construction.
  - Documentation attached in Amanda
  - Documentation to follow
- Additional ROW needed for upcoming T&E project. Plan sheet attached with required width/area.
- Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the County. Please have the applicant submit a cost estimate.
- Other Notes:
- No Concerns

## Traffic Operations / Transportation Planning

	Included in referral	Reviewed		Comments
		No	Yes	
Traffic study	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Signage & striping plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Signal plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Trails or sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Street road plans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> No Concerns				

## Additional Comments

Comments

Name



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

July 12, 2016

Jefferson County Planning and Zoning  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419

Attn: Christiana Farrell

**Re: \* AMENDED RESPONSE \***  
**Ryan Ranch Lot 22 Rezone, Case # 16-107974RZ**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Ryan Ranch Lot 22 Rezone**. Please be advised that Public Service Company has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

Notes:

Standard Flexibility Statement:

The graphic drawings contained within this Official Development Plan are intended to depict general locations and illustrate concepts of the textual provisions of this Official Development Plan. In granting plat approval, the Board of County Commissioners may allow minor variations for the purpose of establishing:

- Final road alignments
- Final configuration of lot and tract sizes and shapes
- Final building envelopes
- Final access and parking locations
- Landscaping adjustments

Applicability Statement:

Except as expressly provided otherwise in this Official Development Plan, development of this property shall conform to the Jefferson County Zoning Resolution in effect at the time of platting and building permit application.

# Ryan Ranch

## Official Development Plan

Sheet 1 of 4

### Legal Description

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 12 AND THE NORTHEAST ONE-QUARTER OF SECTION 11, ALL IN TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EASTERLY LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST BEARS S 00° 16'50" W BETWEEN MONUMENTS SHOWN AND HEREON DESCRIBED. COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 12 BEARS N 00° 16'40" E A DISTANCE OF 1321.25 FEET; THENCE S 00°16'50" W ALONG THE EASTERLY LINE OF SAID SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 458.68 FEET; THENCE N 89°43'10" W A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF McINTYRE STREET BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF McINTYRE STREET THE FOLLOWING FOUR COURSES:

- S 00°16'50" W A DISTANCE OF 862.42 FEET;
- THENCE S 00°15'19" W A DISTANCE OF 20.52 FEET;
- THENCE S 67°19'45" E A DISTANCE OF 29.21 FEET;
- THENCE S 00°15'19" W A DISTANCE OF 614.12 FEET;
- THENCE S 61°14'55" W A DISTANCE OF 64.42 FEET;
- THENCE S 77°39'55" W A DISTANCE OF 84.97 FEET;
- THENCE S 54°25'55" W A DISTANCE OF 79.97 FEET;
- THENCE S 76°35'55" W A DISTANCE OF 91.71 FEET;
- THENCE S 57°21'55" W A DISTANCE OF 83.51 FEET;
- THENCE S 88°13'55" W A DISTANCE OF 59.98 FEET;
- THENCE N 81°24'05" W A DISTANCE OF 94.97 FEET;
- THENCE S 42°24'25" W A DISTANCE OF 90.06 FEET;
- THENCE S 68°50'55" W A DISTANCE OF 79.97 FEET;
- THENCE S 47°43'55" W A DISTANCE OF 199.28 FEET;
- THENCE S 55°24'55" W A DISTANCE OF 99.94 FEET;
- THENCE S 88°20'55" W A DISTANCE OF 99.97 FEET;
- THENCE S 80°01'55" W A DISTANCE OF 54.00 FEET;
- THENCE N 66°52'35" W A DISTANCE OF 115.74 FEET;
- THENCE N 38°44'05" W A DISTANCE OF 104.00 FEET;
- THENCE N 48°19'35" W A DISTANCE OF 59.98 FEET;
- THENCE N 57°43'05" W A DISTANCE OF 224.84 FEET;
- THENCE N 77°30'00" W A DISTANCE OF 105.51 FEET;
- THENCE N 83°19'35" W A DISTANCE OF 100.32 FEET;
- THENCE N 59°49'05" W A DISTANCE OF 99.97 FEET;
- THENCE N 28°59'05" W A DISTANCE OF 63.08 FEET;
- THENCE N 45°30'05" W A DISTANCE OF 137.29 FEET;
- THENCE N 55°56'05" W A DISTANCE OF 113.92 FEET;
- THENCE N 78°41'05" W A DISTANCE OF 116.79 FEET;
- THENCE N 69°11'35" W A DISTANCE OF 199.94 FEET;
- THENCE N 63°31'05" W A DISTANCE OF 99.97 FEET;
- THENCE N 77°44'05" W A DISTANCE OF 97.20 FEET;
- THENCE N 80°49'35" W A DISTANCE OF 69.12 FEET;
- THENCE N 83°38'35" W A DISTANCE OF 59.05 FEET TO A POINT ON THE WESTERLY LINE THE NORTHWEST ONE-QUARTER OF SW ONE-QUARTER OF SAID SECTION 12;

LINE	LENGTH	BEARING
L1	90.72	N61°14'55"W
L1	40.76	N00°01'05"W
L2	84.97	N77°39'55"E
L3	79.97	N54°25'55"E
L4	91.71	N76°35'55"E
L5	83.51	N57°21'55"E
L6	59.98	N88°13'55"E
L7	94.97	N81°24'05"W
L8	90.06	N42°24'25"E
L9	79.97	N68°50'55"E
L10	199.28	N47°43'55"E
L11	99.94	N45°30'05"E
L12	99.97	N88°20'55"E
L13	54.00	N80°01'55"E
L14	115.74	N66°52'35"W
L15	104.00	N38°44'05"W

L16	59.98	N48°19'35"W
L17	224.84	N57°43'05"W
L18	105.51	N77°30'00"W
L19	100.32	N83°19'35"W
L20	99.97	N59°49'05"W
L21	63.08	N28°59'05"W
L22	137.29	N45°30'05"W
L23	113.92	N55°56'05"W
L24	116.79	N78°41'05"W
L25	199.94	N69°11'35"W
L26	99.97	N63°31'05"W
L27	97.20	N77°44'05"W
L28	69.12	N80°49'35"W
L29	59.05	N83°38'35"W
L30	158.89	N40°34'50"E
L31	52.44	N21°55'30"E
L32	193.30	N47°13'35"E
L33	180.62	N49°18'25"E

THENCE N 00°18'28" E ALONG SAID WESTERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SW ONE-QUARTER OF SECTION 12 A DISTANCE OF 358.58 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 12; THENCE N 89°58'31" W ALONG THE SOUTHERLY LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 11 A DISTANCE OF 588.64 FEET TO A POINT ON THE CENTERLINE OF THE CHURCH DITCH;

THENCE ALONG THE CENTERLINE OF SAID CHURCH DITCH THE FOLLOWING SEVEN COURSES:

- N 40°34'50" E A DISTANCE OF 158.89 FEET;
- THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA ANGLE OF 18°39'20", A RADIUS OF 152.20 FEET, A LENGTH OF 49.56 FEET AND A CHORD BEARING OF N 31°15'10" E AND A DISTANCE OF 49.34 FEET;
- THENCE N 21°55'30" E A DISTANCE OF 52.44 FEET;
- THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 25°18'05", A RADIUS OF 334.14 FEET, A LENGTH OF 147.55 FEET AND A CHORD BEARING OF N 34°34'33" E AND A DISTANCE OF 146.36 FEET;
- THENCE N 47°13'35" E A DISTANCE OF 193.30 FEET;
- THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 02° 04'50", A RADIUS OF 2753.57 FEET, A LENGTH OF 99.99 FEET AND A CHORD BEARING OF N 48°16'00" E AND A DISTANCE OF 99.98 FEET;
- THENCE N 49°18'25" E A DISTANCE OF 180.62 FEET TO A POINT ON THE WESTERLY LINE OF SW ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 12;

THENCE S 00°19'04"E ALONG SAID WESTERLY LINE OF SW ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12 A DISTANCE OF 225.14 FEET;

THENCE S 89°19'35" E A DISTANCE OF 849.47 FEET;

THENCE N 00°01'05" W A DISTANCE OF 40.76 FEET;

THENCE N 86°40'25" E A DISTANCE OF 194.42 FEET;

THENCE S 72°13'33" E A DISTANCE OF 352.30 FEET;

THENCE S 89°49'35" E A DISTANCE OF 99.85 FEET;

THENCE S 89°49'40" E A DISTANCE OF 160.07 FEET;

THENCE S 70°08'35" E A DISTANCE OF 244.95 FEET;

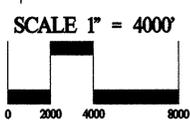
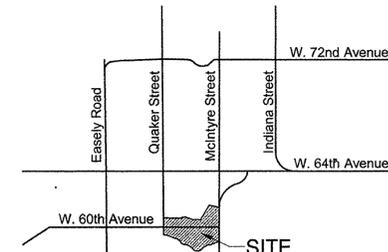
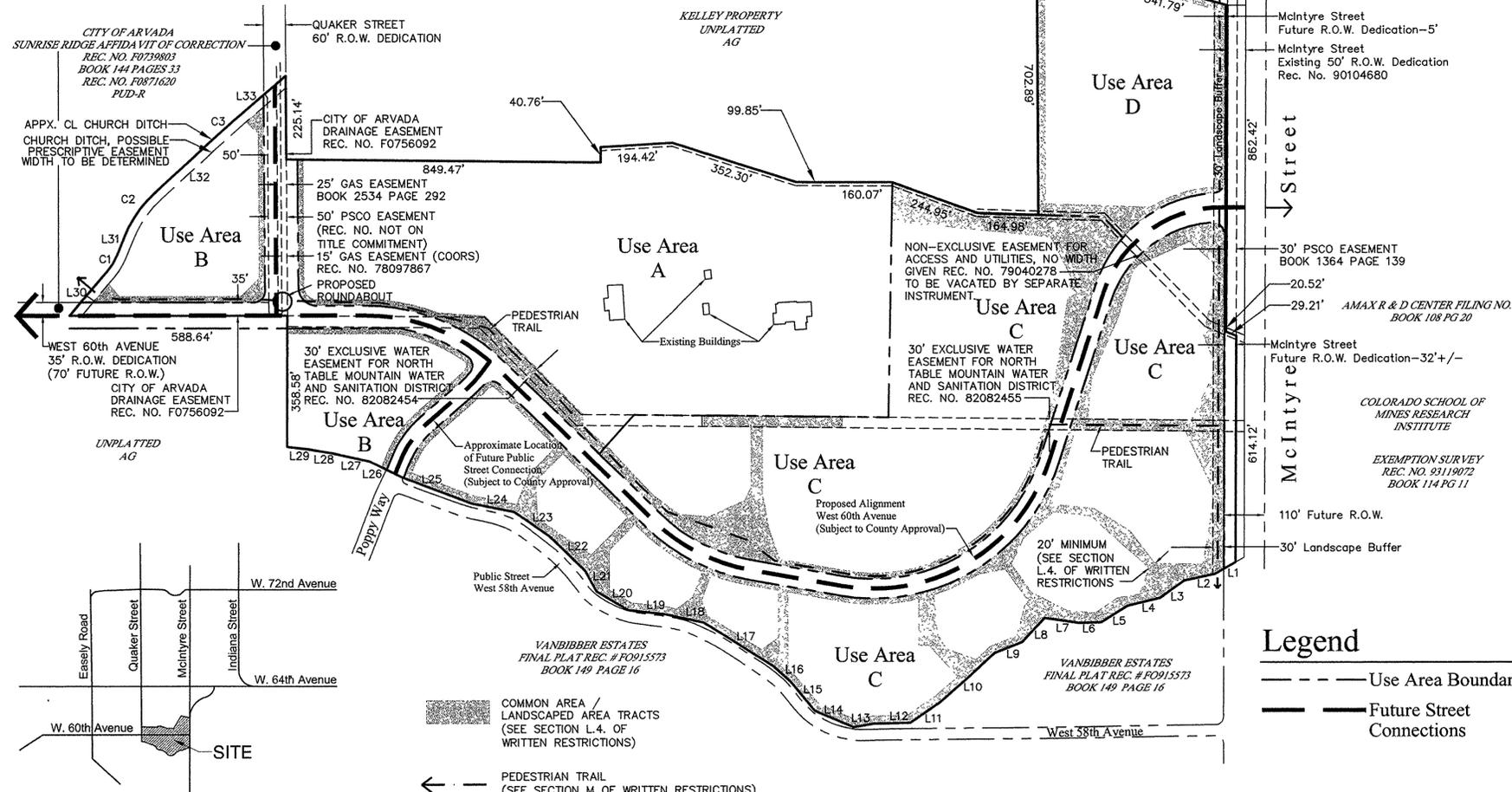
THENCE S 88°05'05" E A DISTANCE OF 164.98 FEET;

THENCE N 00°11'29" W A DISTANCE OF 702.89 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING DRAINAGE DITCH;

THENCE ALONG SAID CENTERLINE OF AN EXISTING DRAINAGE DITCH THE FOLLOWING TWO COURSES:

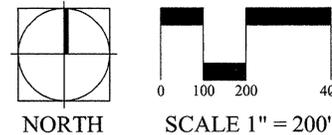
- S 77°02'39" E A DISTANCE OF 192.08 FEET;
- S 74°07'51" E A DISTANCE OF 341.79 FEET TO A POINT ON THE WESTERLY LINE OF McINTYRE STREET, BEING THE POINT OF BEGINNING. CONTAINING 78.81 ACRES, MORE OR LESS.

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	152.20'	49.56'	18°39'20"	N31°15'10"E	49.34'
C2	334.14'	147.55'	25°18'05"	N34°34'33"E	146.36'
C3	2753.57'	99.99'	2°04'50"	N48°16'00"E	99.98'



### Summary of Land Uses:

Area	Land Use	Acreage	Units	Net Density
A	Residential - Single Family	22.1 Ac.	13 DU	0.6 DU/Ac.
B	Residential - Single Family	7.2 Ac.	13 DU	1.8 DU/Ac.
C	Residential - Single Family	36.4 Ac.	142 DU	3.9 DU/Ac.
D	Senior Housing	7.4 Ac.	119 DU	16.1 DU/Ac.
E	Dedicated R.O.W.	5.7 Ac.	N.A.	N.A.
Total		+/- 78.8 Ac.	287 DU	3.6 DU/Ac.



Owner  
John E. Kelley  
3005 Illinois Street  
Golden, Colorado 80401

Owner  
The Estate of Robert L. Ryan  
c/o Bruce K. Ryan  
1200 Arapahoe Street  
Golden, Colorado 80401

Developer  
Ryan Ranch, L.L.C.  
5440 Ward Road Suite 104  
Arvada, Colorado 80002  
(303) 456-2120

Prepared by  
David A. Clinger & Assoc. Ltd.  
21759 Cabrini Boulevard  
Golden, Colorado 80401  
(303) 526-9126

Engineer  
Alliance Development Services  
Attn: David E. Moore, P.E.  
5440 Ward Road, Suite 240  
Arvada, Colorado 80002  
(303) 526-9126

Rev. Oct. 17, 2000  
Rev. Sept. 20, 2000  
Rev. May 30, 2000  
Rev. March 30, 2000  
Rev. December 23, 1999  
July 6, 1999

COUNTY COMMISSIONER'S CERTIFICATE:  
This Official Development Plan, titled Ryan Ranch Official Development Plan, was approved the 17th day of November, 2000, and is accepted by the Board of County Commissioners this 12th day of January, 2001.

BOARD OF COUNTY COMMISSIONERS:  
Chairman: [Signature]  
Clerk: [Signature]

CLERK AND RECORDER'S CERTIFICATE:  
Accepted for filing in the Office of the County Clerk and Recorder of Jefferson County at Golden, Colorado on this 16th day of January, 2001 at 8:59:07 o'clock P.M.

By: [Signature] Jefferson County Clerk and Recorder  
By: [Signature] Deputy Clerk

OWNER'S CERTIFICATE:  
I, John E. Kelley, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: [Signature] John E. Kelley Date: 12/15/00

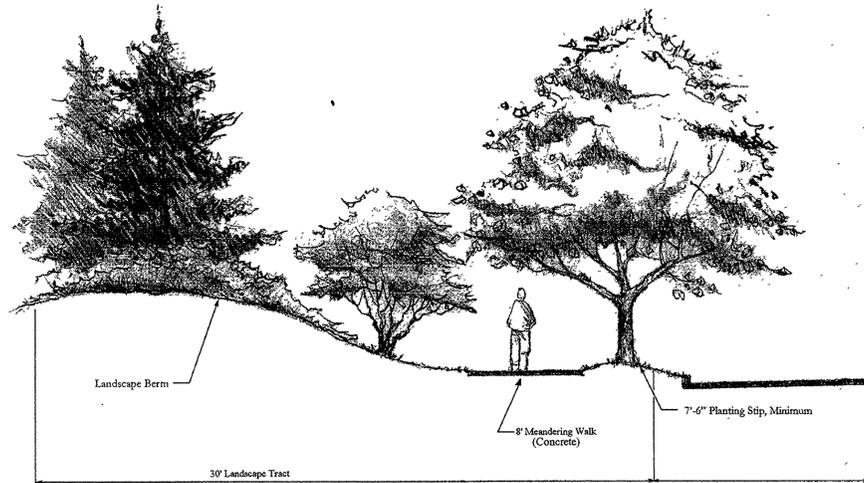
OWNER'S CERTIFICATE:  
Bruce K. Ryan, as Personal Representative of the Estate of Robert L. Ryan, deceased, as owner of the land affected by this Planned Development, accept and approve all conditions set forth herein.

Owner: [Signature] Bruce K. Ryan Date: 12-18-00  
Bruce K. Ryan, Personal Representative

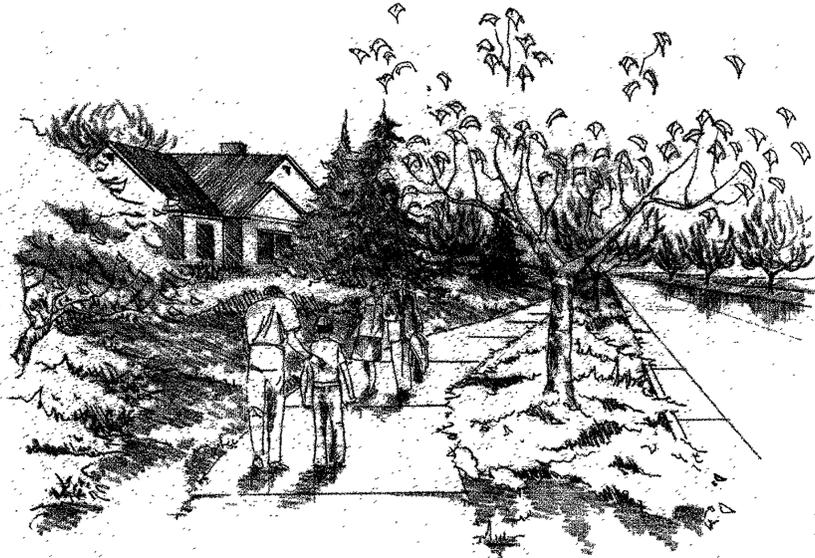
# Ryan Ranch

## Official Development Plan

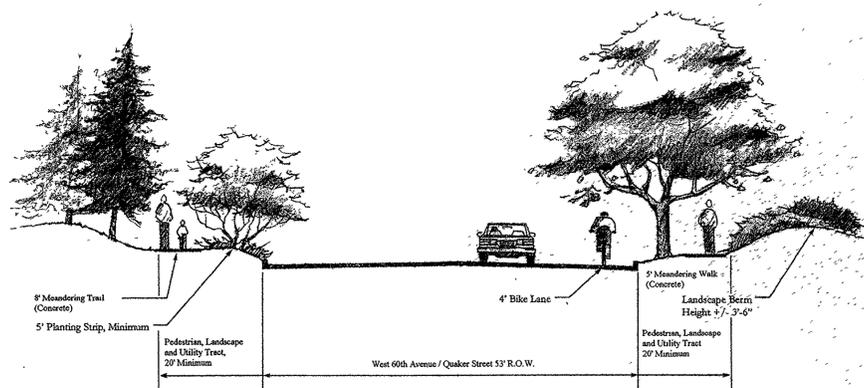
Sheet 2 of 4



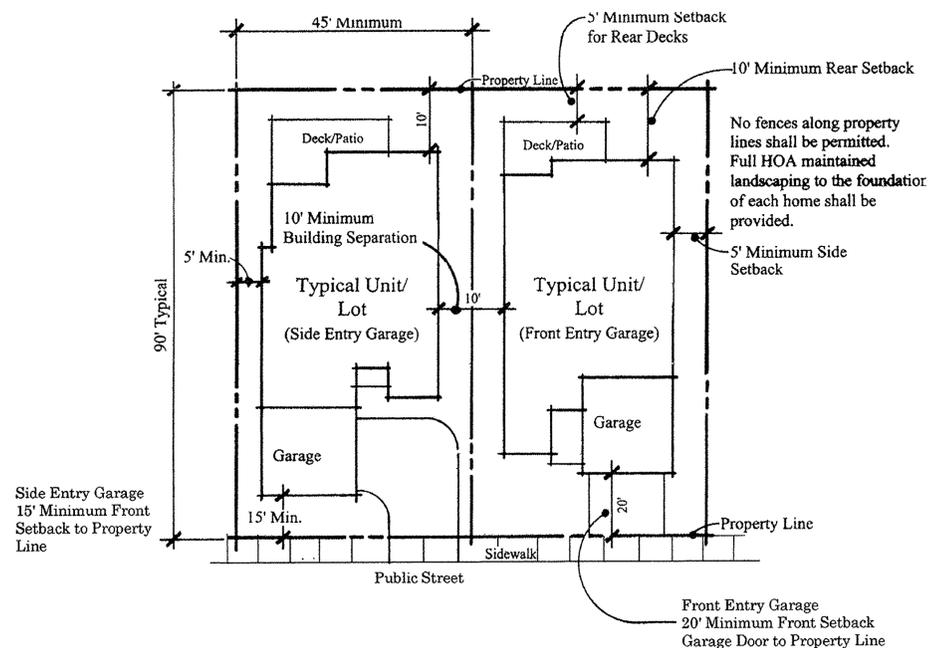
**Illustration B - McIntyre Street Section**  
Section L.1.a. of the ODP Written Restrictions



**Illustration C - McIntyre Street Character Sketch**  
Section L.1.a. of the ODP Written Restrictions

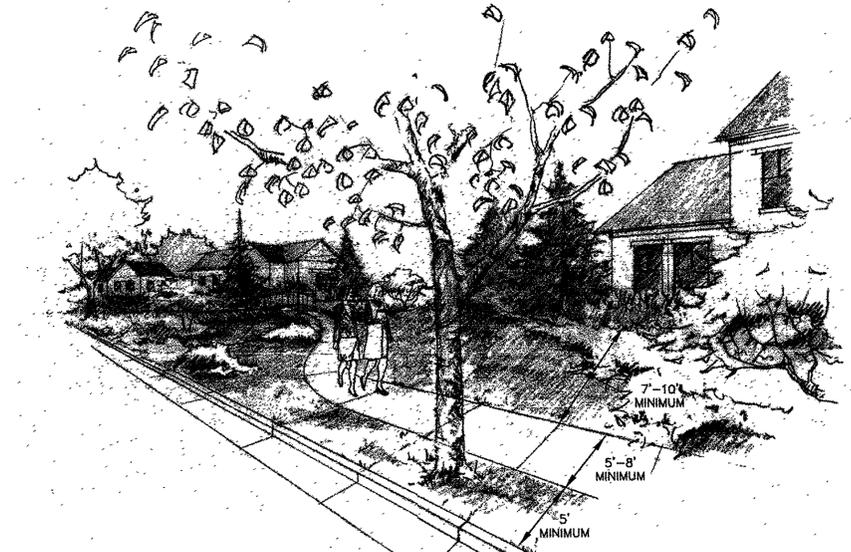


**Illustration D - West 60th Avenue / Quaker Street Section**  
Section L.1.b. and L.1.c. of the ODP Written Restrictions

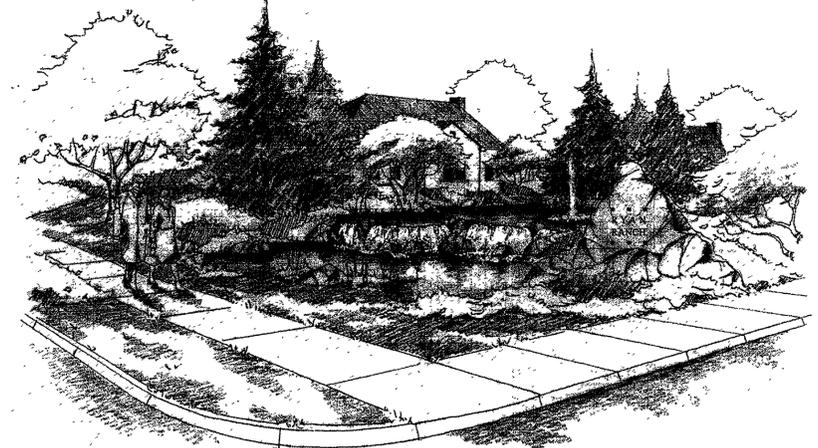


**Illustration A - Typical Lot Layout Use Area C**  
Section E.3. of ODP Written Restrictions

These illustrations are intended only to depict what the written restrictions are proposing might occur. They are subject to possible changes with the actual development proposals to be provided to the County.



**Illustration E - West 60th Avenue Character Sketch**  
Section L.1.b. of the ODP Written Restrictions



**Illustration F - McIntyre Street Entry Character Sketch**  
Section L.2. of the ODP Written Restrictions



**Illustration G - Typical Pond Character Sketch**  
Section L.3. of the ODP Written Restrictions

# Ryan Ranch

## Official Development Plan

### Written Restrictions

Sheet 3 of 4

**A. TITLE**

Ryan Ranch Official Development Plan

**B. STATEMENT OF INTENT:**

- The intent of this Official Development Plan (O.D.P.) is to create standards for a mixed use residential community of 287 homes in a combination of single family lots greater than one half acre in size, single family lots greater than one-sixth acre in size, single family lots greater than 4,050 square feet in size and seniors housing.

**C. DEFINITIONS:**

- Single Family Lots (Use Area A) – Single-family lots greater than one half acre in size.
- Single Family Lots (Use Area B) – Single-family lots greater than one-sixth acre in size.
- Single Family Lots (Use Area C) – Single-family lots greater than 4,050 square feet in size.
- Seniors Housing (Use Area D) – Housing for elderly people (55 years of age or older) to include a variety of forms including independent-living facilities, congregate senior's housing, assisted living facilities and a continuing-care retirement community.
  - independent living facility – a housing complex including single-unit, multi-unit, or a combination thereof, catering exclusively to senior citizens with minimal or no services.
  - Congregate senior's housing facility – A multi-unit complex catering exclusively to senior citizens, with a common dining facility and potentially combined with limited support services such as housekeeping and transportation.
  - Assisted-living facility – A complex including a central dining room, designed and staffed to assist the frail elderly with daily activities and limited medical needs.
  - Continuing care retirement community – A complex that may include multi-unit and/or single-unit housing exclusively for senior citizens and that provides a continuum of care including housing, health care, and various support services.

**D. PERMITTED USES:**

- Use Area "A" / Use Area "B"
  - Single-family dwellings.
  - Home occupations as permitted by the Jefferson County Zoning Resolution.
  - Accessory uses:
    - Private building for housing dogs, cats and similar domesticated pets, but not including horses, cattle, sheep, goats, chickens, ducks, geese, or other fowl. The maximum total number of dogs, cats and similar domesticated pets that may be kept shall be 3. Litters of puppies or kittens may be kept until weaned.
    - Private greenhouse and nursery, non-commercial conservatory for plants and flowers.
- Use Area "C"
  - Single-family dwellings.
  - Home occupations as permitted by the Jefferson County Zoning Resolution.
  - Accessory uses.
- Use Area "D" – Senior Housing
  - Senior's housing, including but not limited to, independent-living facilities, congregate senior's housing, assisted living facilities and a continuing-care retirement community.
  - Home occupations as permitted by the Jefferson County Zoning Resolution.
  - Accessory uses.

**E. LOT AND BUILDING STANDARDS**

- Use Area A
  - Maximum number of lots: 13
  - Height Limitation: 35 feet
  - Lot Standards: Minimum lot area: 21,780 square feet.
  - Front Setback:
    - The minimum front setback: 30 feet
    - Corner lots must comply with the vision clearance requirements outlined in the "General Requirements" portion of the Jefferson County Zoning Resolution.
  - Side Setbacks:
    - The minimum side setback: 20 feet on each side.
    - The minimum side setback (adjacent to a street): 25 feet
  - Rear Setback: 30 feet
  - Architectural features including eaves, cantilevers, pot shelves and fireplaces may encroach into the required setbacks up to a maximum of 24 inches.
- Use Area B
  - Maximum number of lots: 13
  - Height Limitation: 35 feet
  - Lot Standards: Minimum lot area: 8,000 square feet.
  - Front Setbacks:
    - The minimum front setback: 18 feet
    - Side entry garage: 15 feet from the front property line.
  - Corner lots must comply with the vision clearance requirement outlined in the "General Requirements" portion of the Jefferson County Zoning Resolution.
  - Side Setbacks:
    - The minimum side setback: 10 feet
    - The minimum distance between structures shall be 20 feet.
    - The minimum side setback for any building adjacent to a street: 15 feet.
  - Rear Setbacks: 25 feet
  - Architectural features including eaves, cantilevers, pot shelves and fireplaces may encroach into the required setbacks up to a maximum of 24 inches.

**3. Use Area C**

- (See Illustration A on ODP Graphic Sheet 2 of 4)
- Maximum number of lots: 142
- SUMMARY:
 

Note: All setbacks shall be measured from the property line.	
(1) Minimum lot size	4,050 sq. ft.
(2) Maximum lot coverage by building	65%
(3) Maximum building height	35'
(4) Minimum lot width	45'
(5) Minimum lot depth	85'
(6) Minimum front setback	18' to living space
(7) Minimum front setback	20' to garage door
(8) Minimum front setback to side entry	15' to garage
(9) Minimum side setback	5'
(10) Minimum building separation	10'
(11) Minimum rear setback	10'
(12) Minimum setback for rear decks	5'
(13) Architectural features including but not limited to eaves, cantilevers, pot shelves, and fireplaces may encroach into the required setbacks up to a maximum of twenty-four (24) inches.	

**d. Minimum Common Area 20%**

**4. Use Area D**

- Maximum number of units shall be 119.
- Height Limitation:
  - Multi-level independent living buildings or structures shall not exceed 45 feet in height.
  - Individual housing units shall not exceed 28 feet in height.
- Lot Standards:
  - The minimum lot area for a senior one-unit dwelling shall be 4,000 square feet.
  - The minimum lot area for a senior two-unit dwelling or other main building shall be 8,000 square feet, provided that the minimum lot area shall be 4,000 square feet per unit.
  - The minimum lot area for any other senior multi-unit housing building shall be 12,500 square feet, provided that the minimum lot area for a multiple-unit senior building shall be 1,500 square feet per senior residential unit.
- Front Setbacks:
  - The minimum front setback for a senior one-unit dwelling, two-unit dwelling, multi-unit dwelling, or other main building shall be 20 feet.
  - The minimum front setback for a dwelling or other main building shall be 30 feet when adjacent to a major arterial street as designated on the "Jefferson County Major Thoroughfare Plan".
  - Corner lots must comply with the vision clearance requirements outlined in Section G.2.b. of this O.D.P.
  - Accessory buildings shall be set back at least 20 feet from the front lot line. No trash containment structures shall be allowed in the front yard of multi-unit dwellings.
- Side Setbacks:
  - The minimum side setback for a senior one-unit dwelling, two-unit dwelling, or multi-unit dwelling shall be 5 feet on each side to the property line and 10 feet between buildings.
  - The minimum side setback for a senior multi-story multi-unit building shall be 10 feet on each side to the property line and 20 feet between buildings.
  - The minimum side setback for any building adjacent to a local or collector street shall be 20 feet. The minimum side setback for any building adjacent to a major arterial street as designated on the "Jefferson County Major Thoroughfare Plan" shall be 30 feet.
  - Corner lots must comply with the vision clearance requirements outlined in Section G.2.b. of this O.D.P.
  - For a two-unit senior dwelling, where each unit has been approved for individual ownership, no interior side setback shall be required where there is a common wall.
- Rear Setbacks: The minimum rear setback for all buildings shall be 10 feet.
- The minimum common open area for use area D shall be 30%.

**F. OFF STREET PARKING REQUIREMENTS**

- Use Areas A, B and C:
  - Each residential unit shall have a minimum two (2)-car garage plus two (2) additional off-street parking spaces on the lot.
- Use Area D:
  - Single-unit and two-unit senior's dwellings 2 spaces per dwelling unit plus 2 additional spaces provided in driveway.
  - Senior's multiple-unit building dwellings, both single and multi-story, 1.0 space per unit within the building.
  - Senior congregate, assisted living and continuing care buildings one space per residential unit within the building including guests and employees.
  - Each parking space shall be at least 9 feet in width and 18 feet in length.
  - Drive aisles shall be a minimum 24 feet in width where 90° parking is utilized.
  - No parking spaces shall be allowed in the required front setback of senior's multiple-unit dwellings. Vehicles may overhang landscaped areas a maximum of 2 feet. Sidewalks adjacent to parking rows shall be a minimum of 6 feet in width.

**G. PRIVATE / PUBLIC STREETS**

- Private streets shall be maintained by a mandatory homeowners association.
- Corner vision clearance requirements:
  - Public Streets – Use Areas A, B and C
 

No fence, wall, hedge, shrub, structure or other obstruction to view which is over 42 inches in height shall be erected, placed or maintained within a triangle formed by the point of intersection of lot lines abutting W. 60th Avenue right-of-way and the points located along the lot lines 55 feet from the point of intersection.
  - Private Streets – Use Areas D
 

No fence, wall, hedge, shrub, structure or other obstruction to view which is over 42 inches in height shall be erected, placed or maintained within a triangle formed by the point of intersection of curb lines for the two streets and the points located along the property or easement lines 55 feet from the point of intersection.
- The developer shall be responsible for the design and eventual construction of a left-turn deceleration lane and right-turn acceleration and deceleration lanes on McIntyre Street at the West 60th Avenue intersection shall be required at the time of platting.
- The developer shall be responsible for the design and construction needed for the widening of West 60th Avenue at the McIntyre Street intersection to accommodate separate right and left turn lanes at the time of platting.
- The developer shall be responsible for the design and construction of one half of the box culvert at the Quaker Street/Church Ditch crossing at the time of platting.
- The developer shall be responsible for the design and construction of West 60th Avenue extension west of the future Quaker Street extension as a collector street with adequate turn lanes for the roundabout provided at the Quaker Street intersection at the time of platting.
- The developer shall be responsible for one hundred percent of the costs for future signalization of the McIntyre Street/West 60th Avenue intersection when warranted at the time of platting.

**H. FENCES AND RETAINING WALLS**

- Fencing:
  - No fence shall obstruct sight distances at the intersections of private streets, driveways or combinations thereof as determined by Jefferson County.
  - Use Areas A and B: A maximum six-foot high fence shall be permitted along all property lines. Patio enclosures shall be the same color as the principal structure. Closed patio privacy fences may be 6 feet high if the patio adjoins the rear or side portion of the home.
  - Use Area C: No fences or dense planting simulating fencing shall be permitted on any lot lines with the exception of patio enclosures. Patio enclosures shall be the same color as the principal structure.
    - Front Yard: No fences shall be permitted except for front courtyard entries with low walls no greater than 3 feet in height.
    - Rear Yard: A closed fence up to 6 feet high shall be permitted if screening a patio enclosure.
    - Animal enclosures: Allowed within fenced patio areas.
    - Fence material: All fences adjacent to residential uses shall be limited to wood, masonry or decorative metal. Maximum perimeter fence height shall be 6 feet in Use Area D and shall incorporate an open design.
  - Use Area D: No fences or dense planting simulating fencing shall be permitted on any lot lines with the exception of patio enclosures and along the north and west perimeter of Use Area D. Patio enclosures shall be the same color as the principal structure.
    - Front Yard: No fences shall be permitted except for front courtyard entries with low walls no greater than 3 feet in height.
    - Rear Yard: A closed fence up to 6 feet high shall be permitted if screening a patio enclosure.
    - Animal enclosures: Allowed within fenced patio areas.
    - Perimeter Fence: A closed fence up to 6 feet high shall be permitted along the north and west perimeter of Use Area D.
    - Fence material: All fences adjacent to residential uses shall be limited to wood, masonry or decorative metal. Maximum perimeter fence around the exterior of Use Area D shall be 6 feet in height.
- No barbed wire, electric, or chain link fence shall be permitted.
- Permits are required prior to the construction of any fence over 3.5 feet in height.
- Retaining Walls:
  - The maximum height of any single retaining wall shall not exceed 4 feet.
  - A minimum 4-foot wide planting area must be provided between multiple, stair-stepped retaining walls and landscaped with a minimum of 4 shrubs and 1 tree per 30 linear feet of wall.
  - The maximum length of any smooth surface retaining wall over 2 feet in height shall not exceed 50 linear feet without varying the surface by: 1) Changing direction by at least 30 degrees for a distance of at least 4 linear feet; or 2) Changing the surface materials to a complementary material for a minimum of 4 linear feet.
  - Retaining walls over 36 inches in height shall require certification by a professional engineer as to design and structural stability and require a permit.

**I. LIGHTING:**

- Maximum height for light standards shall be twenty (20) feet. Street lighting shall be downcast and be required not to cast glare on adjacent properties or rights of way.
- Landscape lighting through out the development and at development entries may be up-lit, but shall be positioned so as not to cast glare on any adjacent properties, W. 60th Avenue or private streets. The source of lighting shall not be visible.
- Building mounted lights must be directed downward or towards the building, mounted no higher than the building. No roof lighting shall be permitted.

**J. UTILITIES:**

- All utility lines shall be underground except for existing transmission lines.

**K. SIGNS:**

- General:
  - No signs shall rotate or have moving pieces.
  - No blinking or flashing lights are permitted for any sign.
  - Where lighting is permitted, illumination shall be from a concealed light source only.
  - Permits shall be required prior to the construction of any signs.
- Use Areas A, B, C & D
  - Community Identification Monuments
    - Restrictions:
 

Maximum Height:	10 feet (including berm)
Maximum Faces :	2
Maximum Face Size:	32 square feet
Minimum Setback from Street	10 feet
    - No more than 3 community identification signs for Ryan Ranch will be permitted within the development. The locations for these signs are: McIntyre Street entry. Western community boundary at West 60th Avenue. Southern community boundary at Poppy Way entry.
  - Neighborhood Identification:
    - Restrictions
 

Maximum height:	6 feet (including berm)
Maximum faces:	2
Maximum face size:	32 square feet
Minimum setback from street	10 feet
    - No more than 2 project identification signs shall be permitted for each neighborhood.
  - Temporary signs for construction and sales period:
    - No more than one (1) temporary sign for each use area shall be permitted for the entire development.
    - Temporary signs for the purpose of controlling and directing construction and sales traffic shall be permitted until such a time as the initial sale of new homes within each development parcel is completed or two years, which ever occurs first.
    - Restrictions:
 

Maximum height:	20 feet from grade (including berm)
Maximum faces:	2
Maximum face size:	100 square feet
Minimum setback from street	10 feet
    - Up to six (6) flagpoles shall be permitted within each use area and shall not exceed a height of twenty-five (25) feet.
    - "For-Sale" signs (maximum size of 4 square feet), for the purpose of "resale" or new home inventory shall be permitted.
    - Time limit: the removal of all temporary signs associated with the sales of houses on the project shall occur upon removal or closure of the on-site sales office or within 30 days of the first sale of the last home, whichever occurs first.

# Ryan Ranch

## Official Development Plan

### Written Restrictions

Sheet 4 of 4

**L. LANDSCAPE REQUIREMENTS:**

**1. Streetscape**

a. Along the west side of McIntyre Street (Arterial Street) and within a "30 foot wide buffer" area: (See Illustrations on B and C on the ODP Graphic Sheet 2 of 4)

Within Use Area C and D, a minimum of 1 tree for every 30 linear feet of street frontage along McIntyre Street and 4 shrubs for every 500 square feet of landscape area shall be required. No more than 10% of the ground surface areas shall be exposed gravel or mulch. A minimum 7"-6" planting strip behind the curb of McIntyre Street shall be provided. A minimum 3'-6" high landscape berm shall run longitudinally along McIntyre Street within the 30' landscape tract, west of the Right-of-Way for McIntyre Street.

b. West 60th Avenue (Collector Street): (See Illustrations D and E on ODP Graphic Sheet 2 of 4)

Within Use Areas A, B, C and D located in a minimum 25-foot wide landscape tract along each side of West 60th Avenue, a minimum of one (1) tree for every 30 linear feet of street frontage and three (3) shrubs for every 500 square feet of landscape area shall be required. No more than 10% of the ground surface area shall be exposed gravel or mulch. A meandering eight-foot wide concrete sidewalk on the north side of the street and a five foot wide sidewalk on the south side of the street will be constructed the full length of West 60th Ave. A minimum 3'-6" high landscape berm shall run longitudinally along each side of West 60th Avenue.

c. Quaker Street (See Illustrations D on ODP Graphic Sheet 2 of 4)

Within Use Areas A and B located in a minimum 15-foot wide landscape tract along each side of Quaker Street, a minimum of one (1) tree for every 30 feet of street frontage and three (3) shrubs for every 500 square feet of landscape area shall be required. No more than 10% of the ground surface area shall be exposed gravel or mulch. A meandering five-foot wide concrete sidewalk on the both sides of the street will be constructed the full length of Quaker Street. A minimum 3'-6" high landscape berm shall run longitudinally along each side of Quaker Street.

d. Poppy Way

On each side of Poppy Way within Use Areas B and C connecting West 60th Avenue south to the existing Poppy Way, located in a minimum 10-foot wide landscape tract behind the proposed sidewalk, a minimum of one (1) tree for every 30 feet of street frontage and three (3) shrubs for every 500 square feet of landscape area shall be required. No more than 10% of the ground surface area shall be exposed gravel or mulch. An attached five-foot wide concrete sidewalk to match the existing road on the both sides of the street will be constructed the full length of Poppy Way.

2. Entry Features: (See Illustration F on the ODP Graphic Sheet 2 of 4)

An entry feature shall be located on the south side of W. 60th Avenue at the intersection of W. 60th Avenue and McIntyre Street. This entry feature shall include landscaping, a community identification sign, and a water feature as follows:

- a. Minimum planting bed: 500 square feet of perennials and ornamental grasses.
- b. Minimum number of shrubs: 35
- c. Minimum number of deciduous trees: 3
- d. Minimum number of evergreen trees: 3
- e. Minimum size of landscaping materials shall be as required in Section L.5.a. of this ODP.
- f. Community identification sign: See Section K.2.a. of this ODP
- g. Water feature: One (1) rock display with water fountain in a pond with a minimum size of 1000 square feet.

3. Use Area C Water Feature: (See Illustration G on the ODP Graphic Sheet 2 of 4)

Use Area C shall incorporate an area with a series of interconnecting ponds varying in size from 250 square feet to 35,000 square feet. One (1) arched footbridge over the ponds shall be constructed to provide access across the ponds along the trail connection on the north side of West 60th Avenue.

4. Common Areas in Use Areas C and D:

a. Common Areas shall be provided in Use Areas C and D as depicted on sheet 1 of 2 the ODP Graphic and with the minimum areas identified in the Lot Standards for Use Areas C and D. Common Areas shall be provided between residential unit clusters as a continuous open area that will have a minimum width of 20-feet. Within these Common Areas in Use Areas C and D, a minimum of 1 tree shall be provided for every 500 square feet of area of buffer. A minimum of 3 shrubs shall be provided for every 350 square feet of landscape area. Trees in all buffer areas may be grouped together to create more natural looking arrangements, and at least 50% of these trees must be evergreens to maximize their screening effect. No more than 10% of the ground surface area shall be exposed gravel or mulch.

b. At time of platting, the developer shall sufficiently quantify to the County the amount of Common Area that will be constructed with each phase of development. Landscape plans shall be submitted and approved by the County in order to insure that the developer has met the minimum Common Area acreage and landscaping requirements.

c. In addition to Common Area located between residential unit clusters, all open areas located within Use Areas C and D that is not covered by buildings, drives, patios and decks will be considered Common Area and be included in the total requirement for each Use Area.

d. Utilities such as water, sewer, storm, gas, electric, cable and telephone will be allowed to be located within Common Areas as long as the landscaping does not interfere with maintenance of said utilities. Detention and retention ponds for use in storm water management shall be an acceptable use within Common Areas.

**5. Landscaping Materials:**

a. Minimum size of landscape materials in all landscaping areas including but not limited to perimeter streetscapes for McIntyre Street, W. 60th Avenue, Quaker Street, Poppy Way and internal landscape common areas within Use Areas C and D shall consist of the following:

(1) Deciduous and Ornamental Trees: minimum size - 1½ "-2½ " caliper.

(2) Evergreen Trees: minimum size - 6' height.

(3) Shrubs: Minimum 5-gallon container.

(4) Perennials and ornamental grasses: minimum size - 1-gallon container grasses and ground cover: minimum 2¼ inch pots.

(5) All turf areas shall be sod or seeded grasses.

(6) All planting beds shall be mulched with gravel or mulch a minimum of 3" deep.

b. One existing tree 6" caliper or greater and retained or relocated on the site may be substituted for 2 required trees. Any trees to be retained that are damaged during construction will be replaced by four (4) deciduous or ornamental trees: minimum size -1½ "-2½ " caliper, or two (2) evergreen trees: minimum size - 6' height.

c. A tree survey of the existing trees will be conducted at the time of the first preliminary plat to identify the trees to be saved or to be relocated.

6. Landscaping plans for all landscaped streetscapes and common areas shall be submitted to the county for approval at the time of platting. Trees and shrubs located in landscaped areas may be grouped together to create more natural looking arrangements.

7. Landscaping located within the streetscapes of West 60th Avenue, Poppy Way, Quaker Street, and the thirty (30) foot buffer along McIntyre Street shall be installed by the developer. Landscaping located within Common Areas and internal streetscapes within neighborhoods shall be installed by the individual builders of each residential cluster, of which exact responsibility for construction of landscaping shall be determined at time of platting. The Homeowners Association shall maintain all landscaped areas, including streetscapes, Common Areas between residential unit clusters and Common Areas located between individual units. At time of platting, landscape maintenance responsibilities may be shared or split between respective master and subservient Homeowner's Associations, i.e. the master homeowner's association would be responsible for maintaining streetscapes and the sub-homeowner's association would be responsible for maintaining it's own residential unit cluster.

**M. TRAILS**

1. McIntyre Street

Along the west side of McIntyre Street (Arterial Street) and within a "30 foot wide buffer" area an 8-foot wide meandering concrete trail shall be constructed along the west side of McIntyre Street the full length of the property.

2. West 60th Avenue

Along the north side of West 60th Avenue (Collector Street) and within a minimum "15-foot wide buffer" area an 8-foot wide meandering concrete trail shall be constructed along the north side of West 60th Avenue the full length of the property. This trail shall connect with proposed 8-foot wide trail along McIntyre Street through Use Area A, B, and C to Sunrise Ridge Subdivision located west of this O.D.P. A 5-foot wide meandering concrete walk will be located along the south side of West 60th Avenue.

3. McIntyre Street and West 60th Avenue Trail Connection

From the top of the hill on McIntyre Street directly west to West 60th Avenue an 8-foot concrete trail connection shall be constructed.

**N. HOMEOWNERS ASSOCIATION**

All open space, landscape areas, walks, internal private streets, and streetscapes, (along Quaker Street & Poppy Way) shall be installed by the builder or developer and owned and maintained by a mandatory homeowners association. The Homeowners Association shall be responsible for maintaining all common area landscaping within use area C and D.

**O. GENERAL REQUIREMENTS**

1. No structure may be erected, placed upon or extended over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement.

2. Other issues not specifically addressed herein shall be addressed by those standards in the zoning resolution for the district(s) most similar to this O.D.P.

3174 Pg 53 Rec # F1905103 11-13-03 9:03:45 County of Jefferson State of Colorado # 71.00

RYAN RANCH FILING 1

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF SECTION TWELVE, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO SHEET 1 OF 7

CASE NO. 02-115921FI MAP NO. 75

DEDICATION: KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED, BEING THE OWNERS OF THOSE LANDS DESCRIBED BELOW, HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS, TRACTS, PRIVATE AND PUBLIC STREETS AND EASEMENTS, AS SHOWN BELOW UNDER THE NAME AND STYLE OF RYAN RANCH FILING 1...

LEGAL DESCRIPTION: A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 REC NO 91007567 AND AN UNPLATTED TRACT OF LAND BEING LOCATED IN THE WEST ONE-HALF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN...



PROVIDED, HOWEVER THAT A CONVEYANCE, SALE, OR TRANSFER OF A SPECIFIC LOT(S) OR TRACT(S) OF LAND HEREIN DESCRIBED SHALL BE MADE PRIOR TO CONFORMANCE WITH THE ABOVE PROVISIONS WHERE THE SUBDIVISION IS IDENTIFIED HEREIN...

FOUNDATION PLAT RESTRICTION: PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT, A GEOLOGICAL ENGINEER, LICENSED IN THE STATE OF COLORADO AND EXPERIENCED IN DESIGN AND CONSTRUCTION OF STRUCTURES ON EXPANSIVE SOILS, SHALL CERTIFY TO THE COUNTY THE FOLLOWING: 1. THAT A SUBSURFACE SOILS INVESTIGATION, INCLUDING A TEST BORING, HAS BEEN CONDUCTED ON THE SPECIFIC LOT TO WHICH THE BUILDING PERMIT REFERENCES AND THAT A DETERMINATION HAS BEEN MADE...

LANDSCAPE MAINTENANCE: A. MAINTENANCE OF REQUIRED LANDSCAPING, INCLUDING IRRIGATION SYSTEMS, FENCES, WALLS, SIDEWALKS, AND OTHER LANDSCAPE STRUCTURES WHERE THEY EXIST, IS THE ONGOING RESPONSIBILITY OF THE LAND OWNER. B. PLANT MATERIALS REQUIRED AS PART OF A COUNTY-APPROVED LANDSCAPE PLAN SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING, AND ORDERLY CONDITION...

HOLDERS OF DEED UPON THIS: HIRSHKANTH ARVADA, A COLORADO CORPORATION. AS: General Vice President. AS: President. STATE OF COLORADO, SS. CORPORATE SEAL.

OWNERS / SUBDIVIDERS: ROBIN S. BURKHART, STATE OF COLORADO, SS. COUNTY OF JEFFERSON. THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2003, BY ROBIN S. BURKHART, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF COLORADO COMMISSION EXPIRES 2-7-2005

OWNER: OCHNER PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY. CHARLES S. OCHNER, MANAGER. STATE OF COLORADO, SS. COUNTY OF JEFFERSON. THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2003, BY CHARLES S. OCHNER, AS MANAGER OF OCHNER PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF COLORADO COMMISSION EXPIRES 2-7-2005

OWNER: JOHN E. KELLEY, STATE OF COLORADO, SS. COUNTY OF JEFFERSON. THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 24th DAY OF October, 2003, BY JOHN E. KELLEY, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF COLORADO COMMISSION EXPIRES 4/1/2005

OWNER: 6K PROPERTIES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP. JOHN KELLEY, GENERAL PARTNER. KELLY D. KELLEY, GENERAL PARTNER. STATE OF COLORADO, SS. COUNTY OF JEFFERSON. THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2003, BY JOHN E. KELLEY AS GENERAL PARTNER AND KELLY D. KELLEY AS GENERAL PARTNER OF 6K PROPERTIES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF COLORADO COMMISSION EXPIRES 4/1/2005

OWNER: THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2003, BY JOHN E. KELLEY AS GENERAL PARTNER AND KELLY D. KELLEY AS GENERAL PARTNER OF 6K PROPERTIES, L.L.P., A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF COLORADO COMMISSION EXPIRES 2-7-2005

OWNER: THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 27th DAY OF October, 2003, BY LINDA BRUCE & HENRY BRUCE, AS TRUSTEES OF THE BRUCE TRUST AND BY JESSIE T. BRUCE, AS TRUSTEE OF FIRSTBANK OF ARVADA, A COLORADO CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC STATE OF COLORADO COMMISSION EXPIRES 2-7-2005

DRAWN BY: AJM CHECK: JMP DATE: DEC. 9, 2002

THE RYLAND GROUP, INC., A MARYLAND CORPORATION. WILLIAM BUTLER, OPERATIONAL VICE PRESIDENT. ASSISTANT VICE PRESIDENT. CORPORATE SEAL.

THE FOREGOING DEDICATION AND THE FOREGOING COVENANT AND PLAT RESTRICTION ON CONVEYANCE, SALE OR TRANSFER WERE ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October, 2003, BY WILLIAM BUTLER AS OPERATIONAL VICE PRESIDENT AND AS ASSISTANT VICE PRESIDENT OF RYLAND GROUP INC., A MARYLAND CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL.

ATTORNEY'S CERTIFICATE: I, GEORGE C. GEAR, AN ATTORNEY AT LAW DULY LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF RYAN RANCH FILING 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT October, 2003, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

SURVEYOR'S CERTIFICATE: I, JAMES M. PECK, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF RYAN RANCH FILING 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT October, 2003, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

REVIEW CERTIFICATE: REVIEWED BY JEFFERSON COUNTY PLANNING COMMISSION THIS 27th DAY OF October, 2003. CHAIRMAN: JAMES M. PECK, REGISTERED LAND SURVEYOR. HEALTH AND ENVIRONMENT: Michelle Ransing.

ACCEPTANCE CERTIFICATE: THE FOREGOING PLAT IS APPROVED FOR FILING, AND CONVEYANCE OF THE STREETS (INCLUDING THOSE LABELED AS PRIVATE DRIVES) AND EASEMENTS IS ACCEPTED BY THE COUNTY OF JEFFERSON, STATE OF COLORADO, THIS 27th DAY OF October, 2003. THE COUNTY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS AND PUBLIC WAYS ONLY AFTER CONSTRUCTION THEREOF HAS BEEN SATISFACTORILY COMPLETED BY THE DEVELOPER AND ACCEPTED BY THE COUNTY.

CLERK AND RECORDER'S CERTIFICATE: ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS 13th DAY of November, 2003. CLERK AND RECORDER: Debra J. Allen.

SCALE: JOB NO. 001-199-001 SHEET 1

Blk 174 Pg 54 Rec # F1905103

# RYAN RANCH FILING 1

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF SECTION TWELVE, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 2 OF 7

CASE NO. 02-115921FI  
MAP NO. 75

### NOTES:

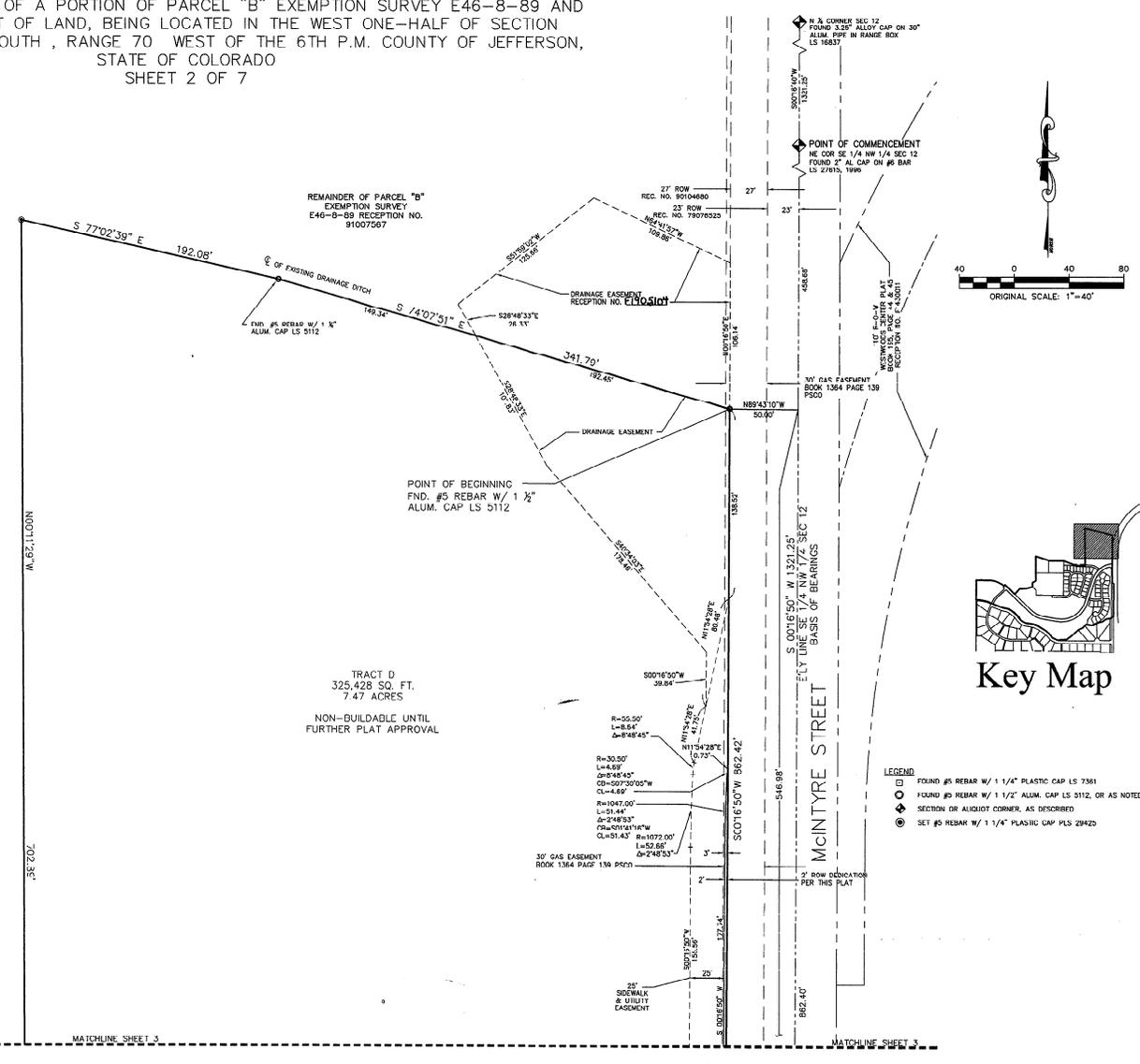
- ONLY ONE (1) RESIDENTIAL DWELLING STRUCTURE MAY BE PERMITTED ON ANY LOT.
- TRACTS A, B, AND C ARE FOR COMMON AREA, LANDSCAPE, DRAINAGE, UTILITY AND PEDESTRIAN ACCESS PURPOSES AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS A, B AND C WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- TRACTS E, F, AND G ARE FOR DRAINAGE, UTILITY AND PRIVATE ACCESS DRIVE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACTS E, F AND G WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS THE TRACTS ARE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- EIGHT (8) FOOT WIDE UTILITY EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF ELECTRIC, TELEPHONE, GAS, CABLE TELEVISION AND POSTAL FACILITIES. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO BOTH SIDES OF ALL PRIVATE ACCESS DRIVES. THESE EASEMENTS SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, TREES, SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS ARE FAVORABLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED THIRTY-SIX (36) FEET IN WIDTH.
- TRACTS B AND H ARE NON-BUILDABLE UNTIL FURTHER PLAT APPROVAL. TRACTS D AND I WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS.
- TEN (10) FOOT WIDE DRAINAGE EASEMENTS, 5 FEET ON EACH SIDE OF THE COMMON SIDE LOT LINES, ARE HEREBY GRANTED FOR DRAINAGE PURPOSES.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE TRACT AREA WITHIN THE TWENTY-FIVE (25) FOOT WIDE SIDEWALK EASEMENT LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO THE PUBLIC STREET, WEST BOTH AVENUE. THE MAINTENANCE RESPONSIBILITIES WITHIN THIS EASEMENT INCLUDES, BUT IS NOT LIMITED TO, THE REPAIR OR REPLACEMENT OF DAMAGED PORTIONS OF THE SIDEWALK. THIS EASEMENT CONVEYS TO THE COUNTY THE RIGHT, BUT NOT THE OBLIGATION, TO REPAIR OR REPLACE SIDEWALKS IF NOT REPAIRED BY THE HOMEOWNERS ASSOCIATION AS SET FORTH ABOVE. THE EASEMENT FURTHER CONVEYS TO THE COUNTY THE RIGHT FOR THE PUBLIC TO USE THE SIDEWALKS, LOCATED ON PRIVATE PROPERTY, FOR PEDESTRIAN PURPOSES.
- THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE LOT AREA WITHIN THE EIGHT (8) FOOT WIDE UTILITY EASEMENT AND SIDEWALK AREA LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL PRIVATE ACCESS DRIVES AS SHOWN HEREON. THE MAINTENANCE RESPONSIBILITIES WITHIN THIS AREA INCLUDES THE REPAIR OR REPLACEMENT OF DAMAGED PORTIONS OF THE SIDEWALK. THIS AREA FURTHER ALLOWS THE RESIDENTS OF RYAN RANCH FILING 1 AND THEIR GUESTS TO UTILIZE THE SIDEWALKS WITHIN THIS PRIVATE PROPERTY. THE SUBDIVIDER SHALL REQUIRE THAT IN THE ESTABLISHMENT OF THE HOMEOWNERS ASSOCIATION, THAT PROVISIONS BE MADE FOR THE REPAIR OR REPLACEMENT OF SIDEWALKS WITHIN THIS AREA.
- SEVEN (7) FOOT WIDE EASEMENTS ARE HEREBY GRANTED FOR THE EXCLUSIVE USE OF GAS MAINS. THESE EASEMENTS ARE LOCATED ON PRIVATE PROPERTY IMMEDIATELY ADJACENT TO ALL PRIVATE ACCESS DRIVES AND SIDEWALK AREA DESIGNATIONS THAT ARE SHOWN ADJACENT TO BOTH SIDES OF ALL PRIVATE ACCESS DRIVES. OTHER UTILITIES SHALL HAVE THE RIGHT TO CROSS AT SUBSTANTIALLY RIGHT ANGLES, BUT IN NO EVENT SHALL ANY WATER METERS, TREES OR SHRUBS BE ALLOWED IN THE ABOVE DESCRIBED AREAS. CONCRETE DRIVEWAYS AND SIDEWALKS ARE FAVORABLE AS LONG AS THEY CROSS AT SUBSTANTIALLY RIGHT ANGLES AND DO NOT EXCEED THIRTY-SIX (36) FEET IN WIDTH.
- APPROVED DRAINAGE PLANS FOR RYAN RANCH FILING 1 ARE ON FILE WITH THE JEFFERSON COUNTY OR ANIMAL DEPARTMENT. THE DRAINAGE SYSTEM INCLUDES THE DRAINAGE FACILITIES AND ASSOCIATED APPURTENANCES AS APPROVED IN THESE PLANS. NO MODIFICATIONS TO THE DRAINAGE SYSTEM SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM JEFFERSON COUNTY. THE DRAINAGE SYSTEM SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SUBDIVIDERS SHALL BE RESPONSIBLE FOR MAINTAINING THE NECESSARY EASEMENTS, ACROSS PRIVATE PROPERTY, SO THAT THE HOMEOWNERS ASSOCIATION CAN FULFILL ITS MAINTENANCE OBLIGATION. THE DRAINAGE SYSTEM SHALL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS UNTIL SUCH TIME AS THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY.
- THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSIGNED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP OR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. IN THE EVENT OF EACH LOT, THE OWNER SHALL PROVIDE THE PURCHASER WITH A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THE PRIVATE ACCESS DRIVES.
- THE LIMITS OF THE 100 YEAR FLOODPLAIN DO NOT EXIST WITHIN THE BOUNDARY OF THIS SUBDIVISION.
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LANDSCAPING PLAN APPROVED BY AND ON FILE WITH THE JEFFERSON COUNTY PLANNING AND ZONING DEPARTMENT. ALTERATIONS OR MODIFICATIONS TO THE LANDSCAPING SHALL BE MADE WITHOUT PRIOR APPROVAL BY THE PLANNING AND ZONING DEPARTMENT.
- LANDSCAPE MATERIALS LOCATED WITHIN FIVE (5) FEET OF THE BACK OF CURB SHALL NOT EXCEED TWENTY-FOUR (24) INCHES AT MATURE TREES, TREES AND ANY OTHER LANDSCAPE MATERIALS SHALL NOT CAUSE SURFACE DRAINAGE PROBLEMS WITH VEHICLES ENTERING THE ADJOINING STREET FROM DRIVEWAYS OR NEARBY INTERSECTIONS. IN CASE OF FUTURE DISPUTES REGARDING SIGHT DISTANCE, THE COUNTY SIGHT DISTANCE SHALL BE USED TO DETERMINE THE OUTCOME.
- BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST BEARS S 00°16'50" W BETWEEN NEIGHBORS SHOWN AND DESCRIBED HEREON.
- THE OFFICIAL DEVELOPMENT PLAN APPLICABLE TO THIS SUBDIVISION IS RECORDED IN JEFFERSON COUNTY PUBLIC RECORDS AT RECEPTION NUMBER F11710316, COP BOOK 108, PAGES 47 THROUGH 50.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-206, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THE CENTER LINE OF DRIVEWAYS SHALL NOT BE PERMITTED WITHIN THIRTY (30) FEET OF ANY STREET INTERSECTION. DISTANCES WILL BE MEASURED FROM THE FLOWLINE OF THE CURB AND GUTTER EXTENDED.
- DIRECT VEHICLE ACCESS IS NOT PERMITTED BETWEEN ADJOINING LOTS OR TRACTS AND MCINTYRE STREET AND WEST BOTH AVENUE.
- THE TOTAL NUMBER OF LOTS WITHIN THIS SUBDIVISION IS 56. NO MORE THAN 35 BUILDING PERMITS MAY BE ISSUED FOR THIS SUBDIVISION UNTIL THE EMERGENCY ACCESS IS CONSTRUCTED WITHIN THE TWENTY-FIVE (25) FOOT WIDE EMERGENCY ACCESS EASEMENT CONNECTING WEST BOTH AVENUE WITH POPPY WAY.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EASTLAKE SURVEYING COMPANY TO DETERMINE TITLE OR EASEMENTS OF RECORD. RESEARCH FOR THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH C.R.S. 38-121-101 AND THE RULES OF PROCEDURE AND BOARD POLICY STATEMENTS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND PROFESSIONAL LAND SURVEYORS. SPECIFICALLY THESE BOARD RULES AND POLICY STATEMENTS RELATING TO THE DEFINITION OF EASEMENTS AND RIGHTS OF WAY ON SUBDIVISION PLATS. TITLE COMMITMENT WARRANTIES ARE GIVEN AS OF 10/20/02, AT 10:00 AM, PREPARED BY COLORADO NATIONAL TITLE WAS RELIED UPON FOR ALL INFORMATION REGARDING EASEMENTS OF RECORD, RIGHTS OF WAY, TITLE OF RECORD AND CIVIL COURT ACTIONS OF RECORD.
- THIS INDICATES THOSE LOTS IN WHICH FINAL GRADING MAY INFLUENCE DRAINAGE PATTERNS. PRIOR TO ISSUANCE OF A BUILDING PERMIT ON SUCH MARKED LOTS, A SITE GRADING PLAN CONSISTENT WITH THE INTENT OF THE OVERLAP GRADING PLAN MUST BE SUBMITTED TO AND APPROVED BY THE PLANNING AND ZONING DEPARTMENT.
- FIVE-FOOT (5) WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ON EACH SIDE OF THE REAR LOT LINES AS SHOWN HEREON. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES.
- PURSUANT TO SECTION 3-6.1 OF THE JEFFERSON COUNTY ZONING REGULATIONS, THE PLANNING DIRECTOR HAS ALLOWED THE FILING MAJOR VARIATIONS TO THE VISION CLEARANCE TRIANGLE REQUIREMENTS OF THE RYAN RANCH OPTIONAL DEVELOPMENT PLAN IN THE PLATTING OF RYAN RANCH, CASE NUMBER 02-115921-FI, VISION VARIATION CASE NUMBER 03-1111004V.
- REDUCTION OF THE VISION CLEARANCE TRIANGLES AT THE PROPOSED INTERNAL LOCAL STREET INTERSECTIONS FROM 20 TO 15 (1) (2) (3) (4).
- AN UNDERGROUND DRAIN SYSTEM IS REQUIRED FOR THIS SUBDIVISION. THE MAIN COLLECTION LINES OF THE UNDERGROUND SYSTEM WILL BE LOCATED IN THE PRIVATE ACCESS DRIVES AND DRAINAGE EASEMENTS SHOWN HEREON. THE MAIN COLLECTION LINES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE SUBDIVIDERS WILL MAINTAIN THE MAIN COLLECTION LINES UNTIL THE HOMEOWNERS ASSOCIATION ACCEPTS SUCH RESPONSIBILITY. THAT PARTY OF THE UNDERGROUND SYSTEM WITHIN EACH LOT CONNECTING TO THE MAIN COLLECTION LINES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE SUBDIVIDERS WILL MAINTAIN THE INDIVIDUAL SYSTEM IN EACH LOT UNTIL THE LOT IS CONVEYED TO ANOTHER OWNER.
- THE UNDERGROUND DRAIN SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SUBSURFACE DEVELOPMENT COLLECTION SYSTEM MAINTENANCE PLAN RECORDED IN JEFFERSON COUNTY RECORDS AT RECEPTION NO. F11021016.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EMERGENCY ACCESS DATE AS SHOWN AT THE INTERSECTION OF WEST 60TH AVENUE AND WINDMOT AVENUE AND AT THE INTERSECTION OF POPPY WAY AND WEST 80TH AVENUE. THE GATES SHALL HAVE A "BOX BOX" LOCKING SYSTEM (OR EQUIVALENT SYSTEM) AND BE CAPABLE OF KEEPING NON-EMERGENCY VEHICULAR TRAFFIC OFF OF THE EMERGENCY ACCESS. THE USE OF THE EMERGENCY ACCESS DATE SHALL BE LIMITED TO EMERGENCY SITUATIONS ONLY, AND IT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION TO KEEP THE GATE CLOSED, EXCEPT DURING EMERGENCY SITUATIONS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE EMERGENCY ACCESS DRIVE AND FOR KEEPING THE EMERGENCY ACCESS DRIVE PASSABLE AT ALL TIMES. THIS NOTE APPLIES TO THE EMERGENCY ACCESS DRIVE WITHIN THE EMERGENCY ACCESS EASEMENT BETWEEN THE INTERSECTIONS NOTED ABOVE AND DOES NOT APPLY TO THE EMERGENCY ACCESS EASEMENT WITHIN LOTS 22 AND 23 OF BLOCK 1. THE EMERGENCY ACCESS EASEMENT WITHIN LOTS 22 AND 23 OF BLOCK 1 SHALL BE MAINTAINED BY THE LOT OWNER.
- ACCESS FOR LOTS 10, 15, 16, AND 21 OF BLOCK 1; LOTS 1, 4, 5, AND 9 OF BLOCK 2; AND LOT 10 OF BLOCK 4 ARE RESTRICTED TO THE AREAS DELINEATED AND LABELED "FRONT" AS IDENTIFIED ON THE FOLLOWING SHEETS.

REMAINDER OF PARCEL "B"  
EXEMPTION SURVEY  
E46-8-89 RECEPTION NO.  
91007567

REMAINDER OF PARCEL "B"  
EXEMPTION SURVEY  
E46-8-89 RECEPTION NO.  
91007567

TRACT D  
325,428 SQ. FT.  
7.47 ACRES

NON-BUILDABLE UNTIL  
FURTHER PLAT APPROVAL



### Key Map

- LEGEND
- FOUND #5 REBAR W/ 1 1/4" PLASTIC CAP LS 7361
  - FOUND #5 REBAR W/ 1 1/2" ALUM. CAP LS 5112, OR AS NOTED
  - SECTION OR ALIQUOT CORNER, AS DESCRIBED
  - ◆ SET #5 REBAR W/ 1 1/4" PLASTIC CAP LS 2942D

REVISIONS	
REVISED MARCH 2, 2003 PER COUNTY COMMENTS	
REVISED JUNE 30, 2003 PER COUNTY COMMENTS	
REVISED JULY 29, 2003 PER COUNTY COMMENTS	
REVISED AUGUST 28, 2003 PER COUNTY COMMENTS	

DRAWN BY: AJM  
CHECKED: JMP  
DATE: DEC. 9, 2002

eastlake  
surveying  
company  
P.O. BOX 1143 12500 FIRST ST., EASTLAKE, CO. 80614 303-262-8881

SCALE: 1" = 40'  
JOB NO. 001-199-001  
SHEET 2

BK 174 Pg. 55 Rec # 1905103

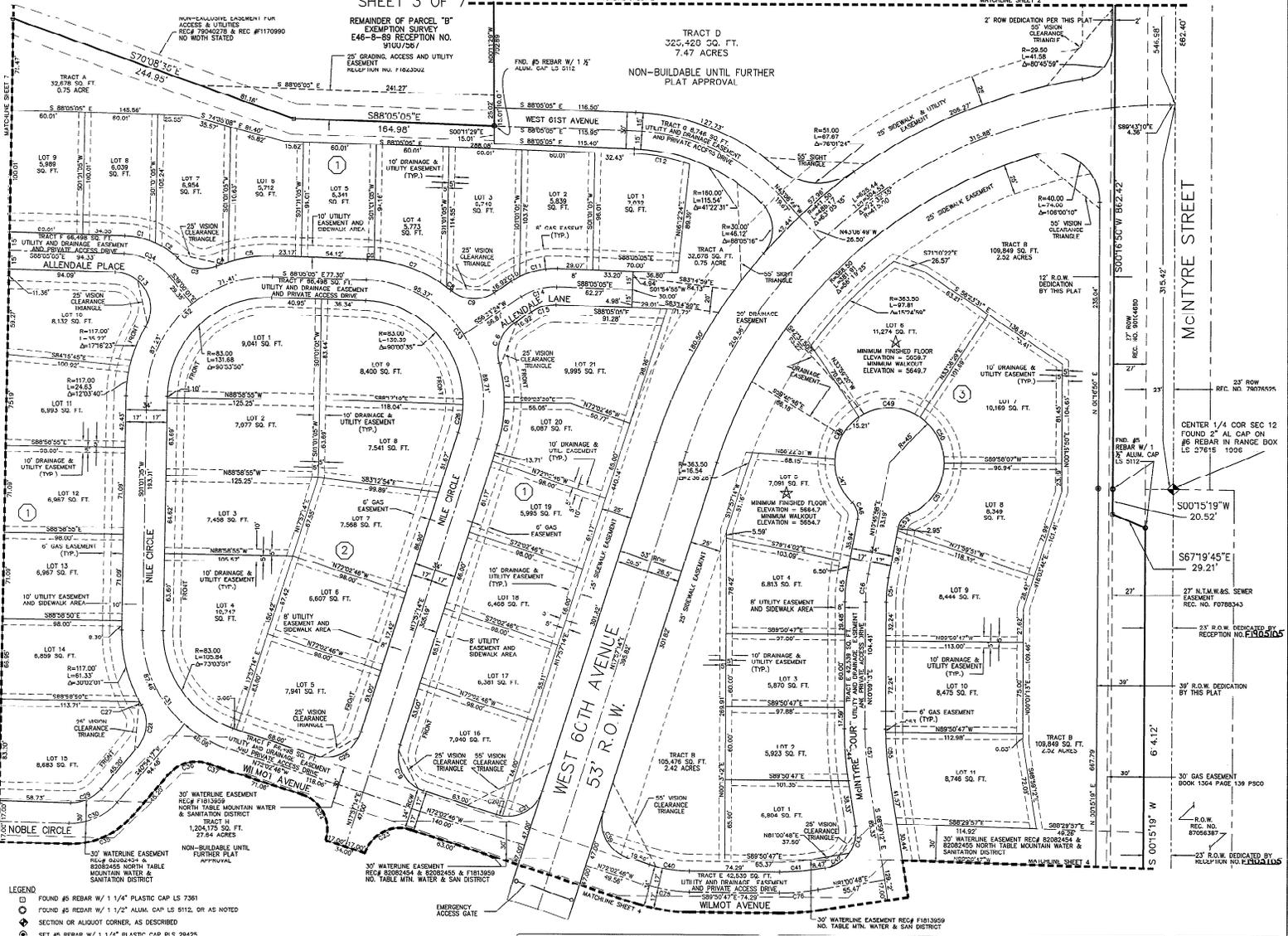


# RYAN RANCH FILING 1

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

CASE NO. 02-115921FI  
MAP NO. 75

SHEET 3 OF 7



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	85.00	28.24	23.0747	N75°30'00"W	8.00
C2	85.00	22.04	19.2529	N53°41'11"W	6.94
C3	30.00	34.31	65.5819	S72°28'28"E	32.26
C4	114.00	106.88	230.6434	S30°30'25"E	99.65
C5	117.00	37.38	18.1813	S52°45'49"W	37.22
C6	117.00	4.00	2.0000	N89°30'00"W	4.00
C7	117.00	64.49	313.4527	N89°24'37"W	63.68
C8	117.00	4.00	2.0000	N89°30'00"W	4.00
C9	30.00	17.70	7.701277	S82°12'27"	55.34
C10	85.00	8.01	7.0327	S60°05'09"W	8.00
C11	85.00	32.11	27.8101	S77°45'54"W	31.79
C12	156.00	48.44	17.0329	N79°33'21"E	48.27
C13	30.00	65.01	119.0047	N78°51'56"W	31.58
C14	50.00	30.88	35.2131	S74°14'10"W	30.37
C15	35.00	21.80	30.2131	S74°14'10"W	21.26
C16	30.00	32.02	17.2017	S60°28'10"W	30.35
C17	117.00	33.13	16.1234	N67°30'17"E	33.02
C18	117.00	32.42	17.0044	N89°30'00"W	32.39
C19	30.00	47.12	10.0000	S27°30'46"E	48.43
C20	30.00	3.00	3.0000	S78°30'35"E	3.00
C21	30.00	47.12	10.0000	N27°30'46"E	48.43
C22	30.00	47.12	10.0000	N27°30'46"E	48.43
C23	30.00	47.12	10.0000	N27°30'46"E	48.43
C24	30.00	47.12	10.0000	N27°30'46"E	48.43
C25	30.00	47.12	10.0000	N27°30'46"E	48.43
C26	83.00	43.22	16.0143	N09°30'22"E	53.14
C27	117.00	2.82	1.7820	S29°43'50"E	2.82
C28	30.00	32.02	17.2113	N62°18'41"E	32.89
C29	33.00	29.28	5.0500	N69°19'37"E	28.25
C30	50.00	44.37	5.0000	N69°19'37"E	43.87
C31	100.00	153.65	73.9331	E35°30'00"E	110.05
C32	100.00	158.85	90.5370	S48°28'00"W	125.72
C33	100.00	188.07	108.1031	N30°03'00"E	158.77
C34	50.00	42.83	49.0254	N63°27'33"W	41.54
C35	87.00	59.45	50.5034	N68°19'25"E	67.50
C36	30.00	37.38	71.2113	S76°34'54"W	34.89
C37	117.00	8.70	4.9116	S89°53'58"E	8.70
C38	30.00	47.12	10.0000	S69°21'14"W	48.25
C39	30.00	47.12	10.0000	S27°30'46"E	48.43
C40	108.00	33.00	17.8401	N69°58'45"E	33.87
C41	103.00	28.18	9.2025	N62°50'01"E	28.10
C42	30.00	32.02	17.2113	N62°18'41"E	32.89
C43	30.00	32.02	17.2113	N11°31'37"E	32.68
C44	282.00	42.69	0.0000	S04°24'00"E	42.50
C45	142.00	26.30	10.7843	S00°27'30"E	26.30
C46	15.00	15.12	57.4809	N18°07'08"W	14.69
C47	45.00	39.76	50.0000	N69°19'37"E	39.87
C48	45.00	41.52	52.2331	S29°48'50"W	39.73
C49	45.00	33.00	87.3843	S88°28'34"W	30.06
C50	45.00	44.22	19.2101	N69°19'37"E	43.87
C51	45.00	33.82	58.2430	N34°13'07"E	30.70
C52	138.00	30.11	1.0000	N69°19'37"E	33.87
C53	333.00	2.99	0.0000	S00°11'00"E	2.76
C54	108.00	30.00	10.7843	S00°27'30"E	30.06
C55	233.00	34.41	8.7243	S00°27'30"E	31.17
C56	126.00	23.15	10.7843	S00°27'30"E	23.17
C57	290.00	39.88	6.0000	S04°24'00"E	39.88
C58	282.00	63.40	1.7234	N08°47'53"W	20.30
C59	282.00	63.40	1.7234	N08°47'53"W	20.30
C60	282.00	63.40	1.7234	N08°47'53"W	20.30
C61	282.00	75.47	18.1148	N31°20'56"E	75.27
C62	282.00	75.47	18.1148	N31°20'56"E	75.27
C63	462.00	30.42	0.0000	N12°24'20"E	30.42
C64	45.00	17.08	10.7800	N00°00'00"E	17.08
C65	48.00	36.10	48.0000	E73°30'20"E	36.14
C66	48.00	36.10	48.0000	E73°30'20"E	36.14
C67	45.00	15.76	1.0000	E93°31'10"E	15.76
C68	45.00	15.76	1.0000	E93°31'10"E	15.76
C69	45.00	15.76	1.0000	E93°31'10"E	15.76
C70	233.00	120.95	29.4429	N30°39'49"E	119.59
C71	233.00	97.77	24.0223	N03°48'19"E	97.06
C72	30.00	47.12	10.0000	N27°30'46"E	48.43
C73	114.00	148.12	45.0000	N25°32'05"E	92.70
C74	113.00	38.83	17.4801	S00°30'48"E	38.80
C75	130.00	31.97	9.7082	N62°35'01"E	31.67

- LEGEND
- FOUND #5 REBAR W/ 1 1/4" PLASTIC CAP LS 7361
  - FOUND #5 REBAR W/ 1 1/2" ALUM. CAP LS 5112, OR AS NOTED
  - SECTION OR ALGOUT CORNER, AS DESCRIBED
  - SET BY REBAR W/ 1 1/2" ALUM. CAP OR AS NOTED

EMERGENCY ACCESS GATE

REVISION	DATE	BY	DESCRIPTION
REVISED	MARCH 17, 2003	PER COUNTY COMMENTS	
REVISED	JUNE 30, 2003	PER COUNTY COMMENTS	
REVISED	JULY 28, 2003	PER COUNTY COMMENTS	
REVISED	AUGUST 28, 2003	PER COUNTY COMMENTS	

DRAWN BY: AJM  
CHECK: JMP  
DATE: DEC. 9, 2002



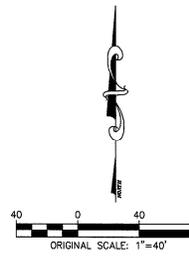
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JOB NO. 001-199-001  
SHEET 3

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Bl 174 Pg 56 Rec# F1905103

**RYAN RANCH FILING 1**  
 A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY  
 E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST  
 ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF  
 THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO  
 SHEET 4 OF 7

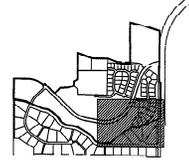
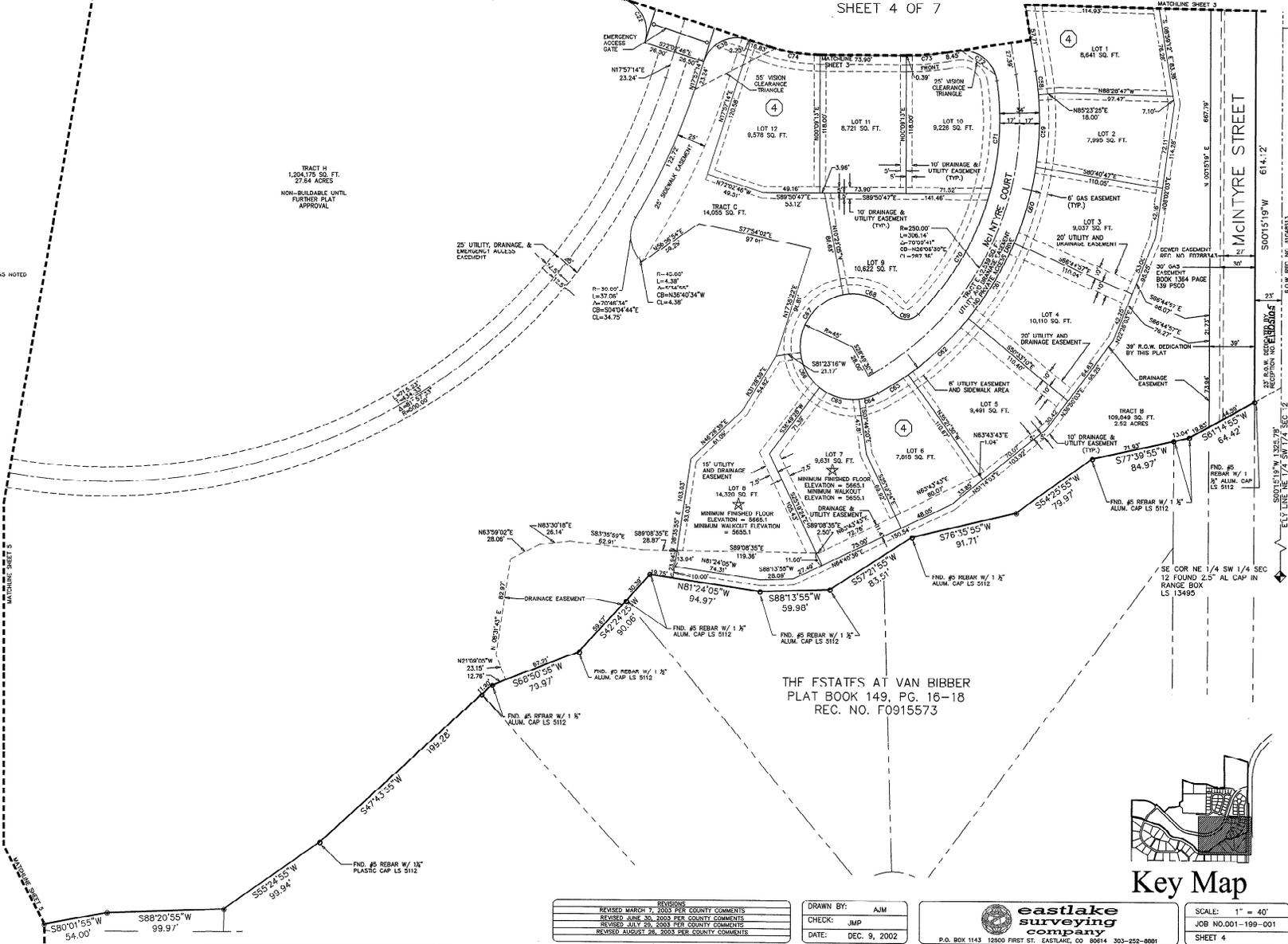
CASE NO. 02-115921FI  
 MAP NO. 75



TRACT H  
 1,204.576 SQ. FT.  
 27.84 ACRES  
 NON-BUILDABLE UNTIL  
 FURTHER PLAT  
 APPROVAL

- LEGEND**
- FOUND #5 REBAR W/ 1 1/4" PLASTIC CAP LS 1351
  - FOUND #5 REBAR W/ 1 1/4" ALUM. CAP LS 5112, OR AS NOTED
  - SECTION OR ALIQUOT CORNER, AS DESCRIBED
  - SET #5 REBAR W/ 1 1/4" PLASTIC CAP PLS 29425

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DIST.
C1	85.00'	28.24'	233°07'26"	N76°31'00"W	28.07'
C2	85.00'	22.04'	119°29'27"	N89°41'11"W	21.99'
C3	36.00'	34.51'	65°24'19"	S72°28'24"E	39.64'
C4	117.00'	10.29'	330°21"	N1°30'34"W	10.28'
C5	117.00'	37.38'	181°18'11"	S82°46'40"W	37.22'
C6	117.00'	5.89'	232°25"	N86°38'35"W	5.89'
C7	117.00'	16.69'	113°45'	N65°29'17"W	16.69'
C8	117.00'	4.80'	273°100'	N52°26'39"W	4.80'
C9	30.00'	37.79'	72°02'07"	S87°29'22"E	36.54'
C10	85.00'	8.01'	73°32'	S80°05'59"W	8.00'
C11	85.00'	23.10'	49°18'13"	S72°35'48"W	21.76'
C12	156.00'	46.44'	17°03'05"	N78°33'31"W	45.50'
C13	30.00'	62.01'	118°28'13"	N69°51'59"W	60.50'
C14	50.00'	30.88'	35°21'31"	S74°14'19"W	29.37'
C15	35.00'	21.80'	35°21'31"	S74°14'19"W	21.26'
C16	30.00'	37.79'	72°02'07"	N87°29'22"E	36.54'
C17	117.00'	33.13'	163°33'41"	N67°30'17"W	33.02'
C18	117.00'	35.44'	172°02'44"	N69°49'22"E	35.29'
C19	30.00'	47.12'	90°00'00"	N67°30'17"W	46.43'
C20	30.00'	6.92'	67°30'39"	S78°50'39"E	6.92'
C21	30.00'	62.01'	80°24'01"	N69°51'59"W	60.50'
C22	30.00'	47.12'	90°00'00"	N67°30'17"W	46.43'
C23	30.00'	47.12'	90°00'00"	N67°30'17"W	46.43'
C24	30.00'	47.12'	90°00'00"	N67°30'17"W	46.43'
C25	30.00'	47.12'	90°00'00"	N67°30'17"W	46.43'
C26	83.00'	23.22'	160°14'41"	N59°26'22"E	23.14'
C27	117.00'	2.83'	126°00"	S23°43'59"E	2.83'
C28	30.00'	37.38'	72°02'07"	N87°29'22"E	36.54'
C29	30.00'	49.08'	65°02'56"	N85°19'35"E	48.33'
C30	80.00'	44.37'	50°50'36"	N86°19'35"E	42.83'
C31	100.00'	117.92'	73°03'01"	N63°30'01"E	119.90'
C32	100.00'	158.85'	80°53'50"	S46°28'00"W	142.52'
C33	100.00'	188.07'	109°19'29"	N13°33'35"W	189.77'
C34	30.00'	42.82'	49°29'24"	N82°34'32"W	41.24'
C35	87.00'	39.45'	30°50'26"	N86°19'35"E	37.52'
C36	30.00'	37.38'	72°02'07"	N87°29'22"E	36.54'
C37	117.00'	8.79'	470°18'	S69°34'38"E	8.79'
C38	30.00'	47.12'	90°00'00"	S69°34'38"E	46.43'
C39	30.00'	47.12'	90°00'00"	S27°26'45"E	46.43'
C40	108.00'	33.55'	174°81'	S87°56'48"E	33.42'
C41	183.00'	28.06'	89°29'	N85°03'01"E	28.06'
C42	30.00'	23.88'	45°24'21"	N58°13'37"E	23.24'
C43	30.00'	23.88'	44°25'07"	N13°13'07"E	22.81'
C44	287.00'	42.58'	81°28'	S24°24'59"E	42.55'
C45	142.00'	26.39'	105°44'	S22°27'48"W	26.26'
C46	15.00'	15.00'	57°46'00"	N18°27'00"W	15.00'
C47	45.00'	39.70'	50°31'20"	S21°41'31"E	38.48'
C48	45.00'	41.19'	52°23'11"	S25°48'55"E	39.74'
C49	45.00'	33.09'	67°32'49"	S39°58'24"W	30.06'
C50	30.00'	48.71'	29°41'38"	N82°24'46"W	46.98'
C51	45.00'	53.60'	66°34'00"	N64°10'51"E	50.70'
C52	15.00'	15.00'	37°46'00"	S38°39'00"W	14.99'
C53	250.00'	4.92'	82°45'41"	S20°11'00"E	4.92'
C54	188.00'	49.00'	107°04'47"	S50°22'26"W	18.80'
C55	233.00'	34.41'	87°47'49"	S21°44'00"E	34.41'
C56	128.00'	23.15'	107°38'41"	S26°27'36"W	23.12'
C57	265.00'	10.88'	89°29'	S14°24'02"	10.84'
C58	287.00'	30.40'	47°28'	N08°43'43"W	29.38'
C59	287.00'	81.81'	137°17'11"	N07°07'02"E	81.78'
C60	287.00'	67.99'	147°52'38"	N15°27'48"E	67.97'
C61	287.00'	75.47'	161°11'40"	N31°20'58"E	75.22'
C62	287.00'	20.81'	137°14'40"	N47°10'40"E	20.80'
C63	487.00'	30.45'	83°00'00"	N57°54'00"E	30.45'
C64	45.00'	17.28'	22°00'00"	N72°10'34"E	17.17'
C65	45.00'	38.10'	45°50'00"	S73°50'00"E	38.10'
C66	45.00'	35.00'	44°37'59"	S28°32'18"E	34.18'
C67	45.00'	37.38'	80°53'50"	S36°39'18"W	36.25'
C68	45.00'	47.12'	60°00'00"	N72°27'00"W	45.00'
C69	15.00'	24.63'	84°02'00"	S37°26'30"E	21.80'
C70	233.00'	130.80'	128°42'27"	N32°28'49"E	130.50'
C71	233.00'	92.77'	142°02'31"	N03°46'19"E	92.00'
C72	30.00'	47.12'	90°00'00"	N03°46'19"E	45.20'
C73	217.00'	34.62'	90°00'00"	N89°30'01"E	34.62'
C74	142.00'	44.12'	174°80'	S88°38'16"E	43.94'
C75	128.00'	38.83'	174°80'	S88°38'16"E	38.83'
C76	200.00'	31.91'	61°08'25"	N88°40'01"E	31.87'



**Key Map**

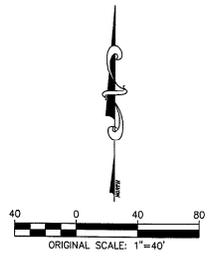
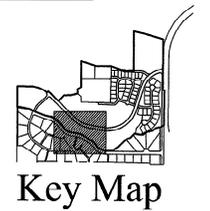
<p>REVISIONS</p> <p>REVISED MARCH 7, 2003 PER COUNTY COMMENTS</p> <p>REVISED JUNE 30, 2003 PER COUNTY COMMENTS</p> <p>REVISED JULY 29, 2003 PER COUNTY COMMENTS</p> <p>REVISED AUGUST 26, 2003 PER COUNTY COMMENTS</p>	<p>DRAWN BY: AJM</p> <p>CHECKED: JMP</p> <p>DATE: DEC. 9, 2002</p>	<p><b>eastlake</b> surveying company</p> <p>P.O. BOX 1143 12800 FIRST ST. EASTLAKE, CO 80014 303-252-8801</p>	<p>SCALE: 1" = 40'</p> <p>JOB NO. 001-199-001</p> <p>SHEET 4</p>
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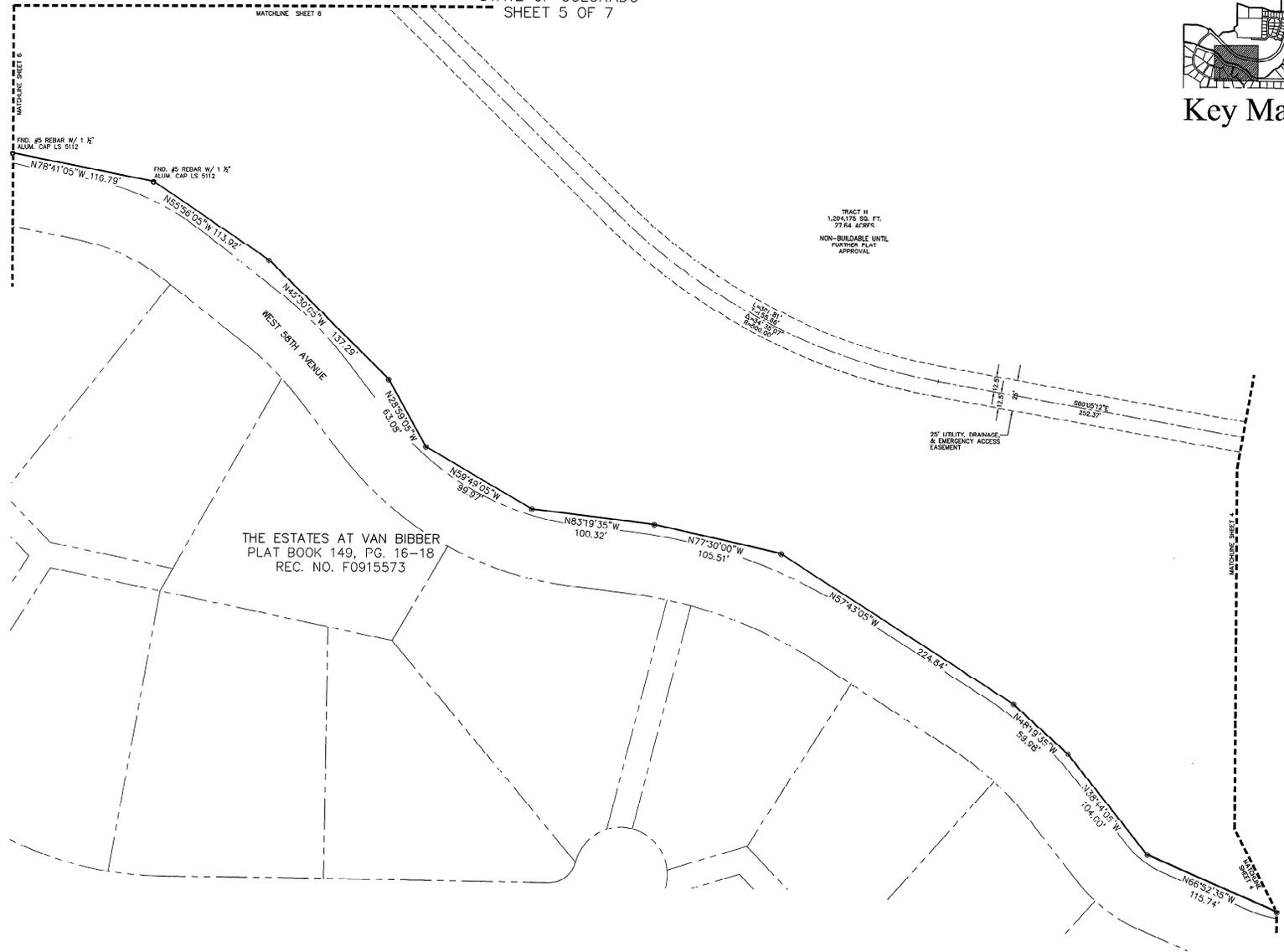
BK.174 Pg. 57 Rec# F1905103

**RYAN RANCH FILING 1**  
 A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND  
 AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION  
 TWELVE, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON,  
 STATE OF COLORADO  
 SHEET 5 OF 7

CASE NO. 02-115921FI  
 MAP NO. 75



- LEGEND**
- FOUND #5 REBAR W/ 1 1/4" DIAM. CAP LS 3781
  - FOUND #5 REBAR W/ 1 1/2" ALUM. CAP LS 5112, OR AS NOTED
  - ◆ SECTION OR ALIQUOT CORNER, AS DESCRIBED
  - SET #5 REBAR W/ 1 1/4" PLASTIC CAP PLS 23942



REVISIONS
REVISED MARCH 7, 2003 PER COUNTY COMMENTS
REVISED JUNE 30, 2003 PER COUNTY COMMENTS
REVISED JULY 29, 2003 PER COUNTY COMMENTS
REVISED AUGUST 26, 2003 PER COUNTY COMMENTS

DRAWN BY: AJM  
 CHECK: JMP  
 DATE: DEC. 9, 2002

**eastlake surveying company**  
 P.O. BOX 1143, 12260 FIRST ST., EASTLAKE, CO. 80014 303-252-8881

SCALE: 1" = 40'  
 JOB NO. 001-199-001  
 SHEET 5

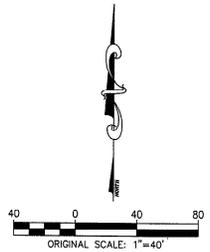
E:\land\_projects\F1905103\Ryan Ranch\w\PHASE 1\CONTRACT\BIN\F9000\PLAT.dwg 09/26/2003 11:44:53 AM MDT

BK 174 Pg. 58 Rec # F1905103

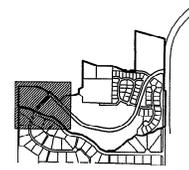
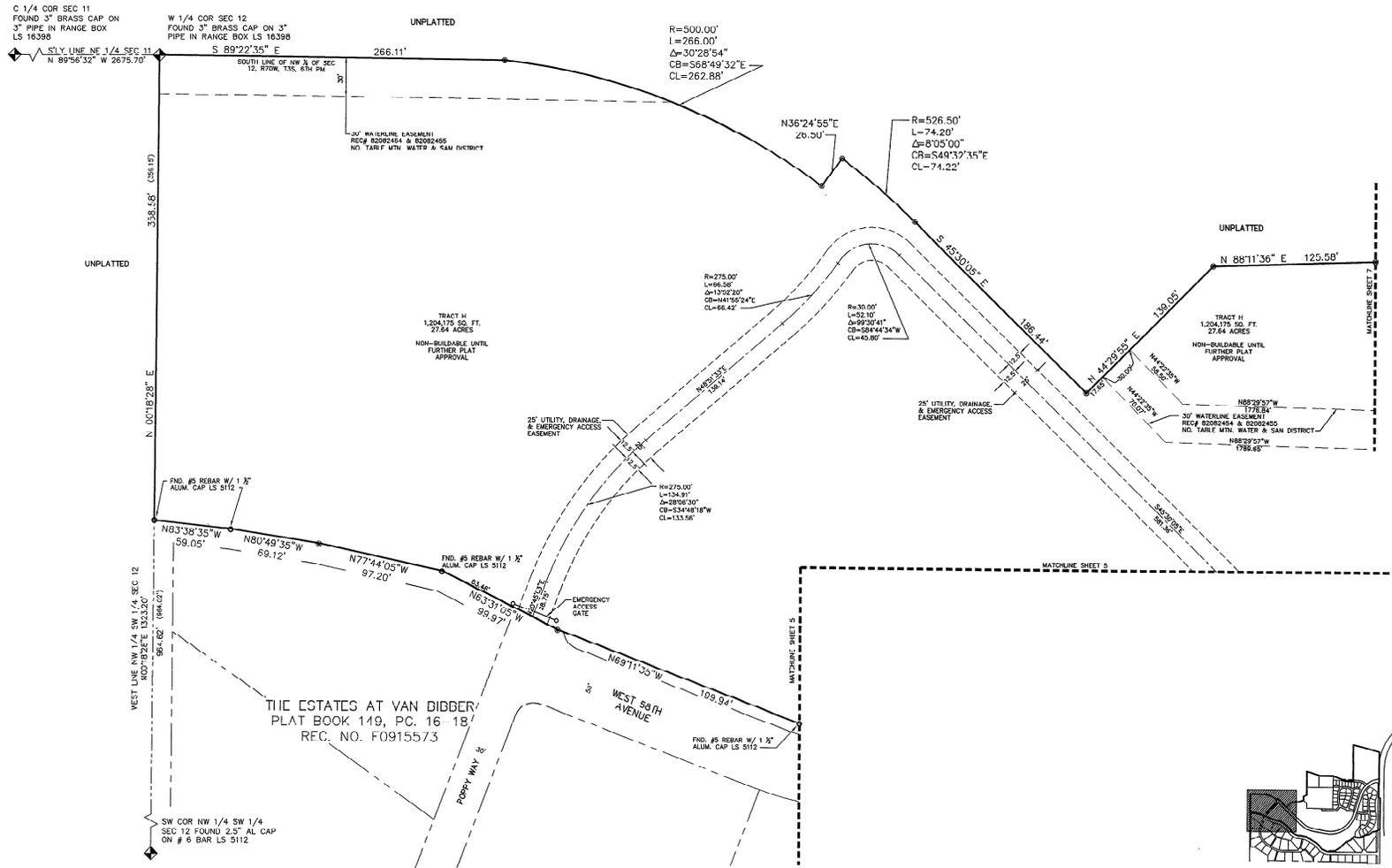
# RYAN RANCH FILING 1

A FURTHER SUBDIVISION OF A PORTION OF PARCEL "B" EXEMPTION SURVEY E46-8-89 AND AN UNPLATTED TRACT OF LAND, BEING LOCATED IN THE WEST ONE-HALF OF SECTION TWELVE, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO  
SHEET 6 OF 7

CASE NO. 02-115921FI  
MAP NO. 75



- LEGEND**
- FOUND #5 REBAR W/ 1 1/4" PLASTIC CAP LS 7361
  - FOUND #5 REBAR W/ 1 1/2" ALUM. CAP LS 5112, OR AS NOTED
  - ◆ SECTION OR ADJUDIC. CORNER, AS DESCRIBED
  - SET #5 REBAR W/ 1 1/4" PLASTIC CAP PLS 29425



Key Map

REVISIONS	
REVISED	MARCH 7, 2003 PER COUNTY COMMENTS
REVISED	LINE 30, 2003 PER COUNTY COMMENTS
REVISED	JULY 29, 2003 PER COUNTY COMMENTS
REVISED	AUGUST 26, 2003 PER COUNTY COMMENTS

DRAWN BY: A/JM  
CHECKED: JMP  
DATE: DEC. 9, 2002

**eastlake surveying company**  
P.O. BOX 1143 12000 FIRST ST., EASTLAKE, CO. 80114 303-292-8881

SCALE: 1" = 40'  
JOB NO. 001-199-001  
SHEET 6

Examined Projects #2,008-199-001 Ryan Ranch (dmg) PHASE 1 CONSTRUCTION 9/20/01 PLAT.dwg 09/26/2003 11:44:53 AM MDT



Aaron Murray  
15929 Allendale Pl  
Golden CO 80403

24 May 2016

Jefferson County Planning and Zoning  
Attn: Christiana Farrell  
100 Jefferson County Pkwy, Stw 3550  
Golden, CO 80419

RE: Case Number 16-107974RZ Case Name Ryan Ranch Lot 22

This letter serves to frame my objections to the proposed development of Ryan Ranch Lot 22 wherein the existing Ryan Ranch ODP will be amended (Case No. 16-107974RZ).

Residential properties surround the Lot 22, and homes are immediately adjacent on the north, east and west sides. Development of single family detached homes to the north (the Moore estates) were required to be of minimum home size, minimum property size and with specific setbacks. This was to maintain stylistic continuity with the Lot 22 property and the homes on the Kelley estate to the west. Development of fifteen additional homes will not meet the original intended appearance and character of the homes immediately to the west and north and the existing home on the Lot 22 property. The proposed separation, massing and height of structures will therefore not be compatible with the adjacent parcels that dominate the majority of the property's immediate perimeter. The effect will be one of discontinuity and devaluation of these adjacent properties and thus a failure to reduce the impact of new development on existing property as mandated by Jefferson County.

Storm water management will be a principal issue with the current proposal. There will be a drastic increase in impervious surfaces, increasing the quantity of stormwater runoff, accelerating erosion in drain ways with worsened sediment and pollutants. The ultimate design of stormwater control structures will be imperative as runoff from Lot 22 is already damaging surrounding roads, landscaping and structures, requiring costly and frequent repair. I estimate that the proposed development will add a minimum additional 44,250 square feet of impervious surface in the form

of roofs and driveways alone (see \*note below for calculation). This does not include the additional roads and sidewalks adding impervious surface area and thus further stormwater runoff. The existing proposal to amend the Ryan Ranch ODP to have 16 total residential lots does not allow for the necessary stormwater control structures as specified by Jefferson County regulations in order to mitigate damage to surrounding parcels of land.

As proposed, the planned development will have significant impact on surrounding, existing development which does not meet the mandate of Jefferson County's long range planning for development or its regulations.

Thank you for your consideration,

Aaron Murray

\*Note: as per proposal, developed homes will closely approximate homes in Ryan Ranch. Using Jefferson county GIS software and satellite imagery, the square footage of average Ryan ranch roofs and driveways was calculated. Average roof was 2200 sq ft, average driveway was 750 sq ft.  $(2200 + 750) \times 15$  additional homes = 44,250 sq ft.

## Christiana Farrell

---

**From:** Akloring [akloring@aol.com]  
**Sent:** Friday, April 08, 2016 4:28 PM  
**To:** Christiana Farrell  
**Cc:** LKaiser@ehammersmith.com  
**Subject:** Case number 16-101827CMT at 15925 W. 60th Circle

April 8, 2016

To: Christiana Farrell, Case Manager  
From: Anne and Richard Loring, residents of Ryan Ranch subdivision  
Re: Public input regarding a proposal to rezone the above-referenced parcel to allow up to 15 additional residential lots

Dear Christiana,

We attended the community meeting held on February 26, 2016 regarding the rezoning of the parcel at 15925 W. 60th Circle. You did an excellent job of managing the meeting with unexpectedly large turnout, and the engineer who represented the owners also did a fine job under challenging circumstances. Thanks to you both.

We would like to voice a concern about this rezoning, namely access to the subject property over privately owned and maintained streets held by the homeowners of Ryan Ranch through their homeowners' association. While we understand that the property owner(s) of the parcel at 15925 W. 60th Circle need access to their homes, they must understand that they have chosen to live on a property that has no taxpayer-supported streets between their lots and public streets. We firmly believe that any owners on that property must share with the residents of Ryan Ranch in the financial costs of maintaining the private streets in Ryan Ranch, including but not limited to costs of snow clearing, asphalt maintenance and repair, and street replacement as needed in the future. In addition, during construction of all homes on this property, any damage to the streets of Ryan Ranch related to construction must be repaired by those property owners or their contractors at no cost to the current residents of Ryan Ranch.

We do not have a preference for how the homeowners of properties of the proposed subdivision fulfill this financial liability for ongoing maintenance of the Ryan Ranch HOA-owned streets. The current owner should undertake negotiations with the Ryan Ranch HOA board. One option would be for a monthly fee for each of the subject lot owners to cover snow removal, maintenance, repair, and future replacement that would be subject to increases as the cost of such functions increase. Another option would be for those lots to be incorporated into the Ryan Ranch HOA. There may be other possible options, as well. But we would oppose the proposal to increase the number of lots unless all property owners of the subject parcel participate in the cost of maintaining the private streets of Ryan Ranch.

The discussion of access at the meeting seemed to assume that egress from the property would be through the current gate onto 60th Circle. We would like to be notified if that egress route changes.

Please keep us advised of all future public meetings relating to Case Number 16-101827CMT. And please make this email a part of the public record regarding this project.

Thank you very much.

Anne and Richard Loring  
16180 W. 59th Drive  
Golden, CO 80403  
720-625-8098

## Christiana Farrell

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**From:** Dean Martin [martindean79@gmail.com]  
**Sent:** Sunday, May 01, 2016 11:15 AM  
**To:** Christiana Farrell  
**Subject:** Re: Lot 22 Ryan Ranch Rezoning Application

Dean Martin & Donna Jenik property owners at 16072 W 59th Ave request Jefferson County Planning and Zoning hold the number of homes to ten (10) for rezoning of Lot 22 of the Ryan Ranch Subdivision. We do not agree with the higher number 16 being applied for rezoning. The owner should be held to original number of 10 (period).

Thanks for sending the notice and allowing comment.

On Mon, Apr 25, 2016 at 1:20 PM, Christiana Farrell <[cfarrell@co.jefferson.co.us](mailto:cfarrell@co.jefferson.co.us)> wrote:

The attached postcard is being sent to you because you requested information regarding when a formal application for rezoning was submitted to the county for Lot 22 of the Ryan Ranch Subdivision.

The link to view the public documents online is on the postcard. Written comments should be emailed directly to me.

### Christiana Farrell, AICP

Planner

Jefferson County Planning and Zoning

100 Jefferson County Parkway

Golden, CO 80419

[cfarrell@jeffco.us](mailto:cfarrell@jeffco.us) | [303-271-8740](tel:303-271-8740)

March 11, 2016

Christiana Farrell  
Zoning and Planning Commission  
Jefferson County Government Bldg.  
Golden, Colorado

Dear Christiana,

This letter is to object to the proposed rezoning plan to extend the Ryan Ranch Development to include the development of 15 to 20 new residences.

There are multiple reasons why this plan is unacceptable and would result in a negative impact to our community homeowners. Legitimate concerns regarding road access and water pressure were at the forefront of the discussion of the initial meeting. However, the six homeowners who directly border the property on the east side have more immediate concerns.

These homeowners paid a premium fee when their homes were purchased. The additional cost was for the view that presently exists. Taking that view away would lower the values of these homes.

There is an existing drainage pipe on the northeast corner of the property. This is the lowest point in the property, yet it was not identified by the engineer as one of the primary drainage areas. In addition, there appears to be an elevated sand mound septic system and drain field bordering the property on the southeast side. If this is indeed a septic system, what would be the environmental impact if the soil were disturbed?

The roads to access this potential development are not public and Ryan Ranch homeowners presently absorb the cost of maintaining them. It is obvious that damage to our roads would occur with the amount of heavy machinery traffic needed to develop the land.

At the first community meeting held on February 26, a number of residents expressed concerns about reduced water pressure. The question of how our water pressure would be affected was not adequately answered.

We do not object to the right of the property owners to develop the land in question. However, given the highly residential nature of the area we would expect the zoning commission to subject the proposed plan to extremely strict scrutiny for this type of development.

We have every confidence that Jefferson County officials will adequately address all of these concerns. Thank you for your attention to this matter.

Sincerely,

Ralph and Donna Tarola  
6064 Nile Circle  
Golden, CO 80403

610 360-5167  
donnatarola@gmail.com

## Christiana Farrell

---

**From:** frances macdonald [francesfan3@msn.com]  
**Sent:** Sunday, March 13, 2016 7:22 PM  
**To:** Christiana Farrell  
**Subject:** rezoning of W 60th circle lot in Golden

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning,

writing to express my firm opposition to rezoning the property at W 60th circle in Golden for 15-20 new homes. This would cause unsustainable pressure on resources like water, and heavy traffic volume on streets not designed to accommodate it.

I appreciate your consideration of all parties involved, not just the developer.

Thanks

Frances macdonald

## Christiana Farrell

---

**From:** Christiana Farrell  
**Sent:** Monday, August 15, 2016 7:55 AM  
**To:** 'frances macdonald'  
**Subject:** RE: Ryan ranch proposed development

Frances,

Planning Staff plays an impartial role in the processing of all land development cases. Planning staff makes recommendations in accordance with our Comprehensive Master Plan policies to make proposals better and to help applicants meet regulations. I cannot ethically tell you how to prevent a specific proposal from occurring. I can only tell you that if you are interested in expressing your concerns, the best way to do that is to submit written comments to me for the case file that the actual decision makers will see, and to come to the public hearings and testify against a project with well researched opposition. The public hearings for this case have not yet been scheduled.

### Christiana Farrell, AICP

Senior Planner  
Jefferson County Planning and Zoning  
100 Jefferson County Parkway  
Golden, CO 80419  
[cfarrell@jeffco.us](mailto:cfarrell@jeffco.us) | 303-271-8740

---

**From:** frances macdonald [<mailto:francesfan3@msn.com>]  
**Sent:** Saturday, August 13, 2016 4:20 PM  
**To:** Christiana Farrell  
**Subject:** Re: Ryan ranch proposed development

good afternoon,

as a concerned citizen I continue to hear mixed messages about the status of proposed development on the Ryan ranch property on 61st , I continue to be very concerned, and have strong reservations regarding this project.

Let me know if there are steps I can take to prevent this from occurring.

Thanks,

Frances macdonald

## Christiana Farrell

---

**From:** frances macdonald [francesfan3@msn.com]  
**Sent:** Tuesday, September 13, 2016 11:07 AM  
**To:** Christiana Farrell  
**Subject:** Re-zoning Ryan Ranch lot 22

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am unable to attend rezoning meeting, but want to voice my opposition to rezoning Ryan Ranch lot 22. Many of my neighbors plan to attend and will outline the multiple reasons, but I wanted to voice my support of them.

Thanks,  
Frances Macdonald

## Christiana Farrell

---

**From:** frances macdonald [francesfan3@msn.com]  
**Sent:** Sunday, May 01, 2016 5:02 PM  
**To:** Christiana Farrell  
**Subject:** Ryan Ranch Lot 22 proposed rezoning

Dear Ms Farrell,

As a homeowner in the immediate vicinity of the proposed rezoning at W 60th and McIntyre, I would like to express my emphatic opposition to expanding lot 22 to 16 residential lots. My reasons were expressed at a community meeting held at the YMCA recently. I am not alone in this sentiment.

Thanks

Frances Macdonald

## Christiana Farrell

---

**From:** Christiana Farrell  
**Sent:** Monday, August 15, 2016 7:44 AM  
**To:** 'Jamie Poeling'  
**Subject:** RE: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Jamie,

Yes, when a formal rezoning case is filed with the county it is given a new number and we send out another mass notification to all the property owners within 500 ft and all the HOAs in a mile with the new case number telling people what the actual proposal is. You can also always look projects up by address. The new case number is 16-107974RZ.

### Christiana Farrell, AICP

Senior Planner  
Jefferson County Planning and Zoning  
100 Jefferson County Parkway  
Golden, CO 80419  
[cfarrell@jeffco.us](mailto:cfarrell@jeffco.us) |303-271-8740

---

**From:** Jamie Poeling [mailto:tpoeling@msn.com]  
**Sent:** Saturday, August 13, 2016 2:46 PM  
**To:** Christiana Farrell  
**Subject:** Re: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Christiana,

Can you please tell me has documentation been moved from the CMT files into a new one, since we are at a new phase? if so can I please have the new filing number so that I can follow.

### Jamie Poeling

---

**From:** Christiana Farrell <[cfarrell@co.jefferson.co.us](mailto:cfarrell@co.jefferson.co.us)>  
**Sent:** Tuesday, July 5, 2016 2:09 PM  
**To:** 'Jamie Poeling'  
**Subject:** RE: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Jamie,

Thank you for your comments. They will be added to the case file and used in evaluating this proposal. The application is in the first referral stage. No decisions have been made. Adjacent properties will be notified again before any public hearings are scheduled.

### Christiana Farrell, AICP

Senior Planner  
Jefferson County Planning and Zoning  
100 Jefferson County Parkway  
Golden, CO 80419  
[cfarrell@jeffco.us](mailto:cfarrell@jeffco.us) |303-271-8740

---

**From:** Jamie Poeling [<mailto:tpoeling@msn.com>]  
**Sent:** Tuesday, July 05, 2016 10:45 AM  
**To:** Christiana Farrell  
**Subject:** Re: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Christiana,

I would like to know what is happening with the proposed development west of my house. We have sent a letter stating our objections to this but have not heard anything else since this has now gone for official review. We would really like to have a chance to have our voices heard when the board reviews this decision. Many of the houses that surround this property had to pay premium lot prices for the view that we have and when and if this is approved we will be losing this premium view. This summer is also proving very difficult with the water pressure and if all of these houses are allowed to be built, even with a proposed pump it will only be for those homes and will still affect the Ryan Ranch subdivisions water pressure.

Jefferson county continues to allow building without fully taking in consideration so many important items. Such as traffic flow, whether or not schools in the surrounding areas can accommodate the growth, and how it will affect the existing neighborhoods and residence that have lived here for decades. I have lived in West Arvada my whole life and I have seen the poor growth planning of Jefferson County. People lived out here for the country rural life style. Families that have lived here with horses continue to get pushed out because there is really no plan to co-exist. It is all about tax revenue and building as much as we can as fast as we can. McIntyre is a great example of this. When I was a little girl I rode my bike all up and down that street. Many of my neighbors rode their horses up and down it. In fact I had a friend that rode her horse to school everyday. Today Fairmount is overcrowded and many people including myself have had to seek alternative schooling for our children because there is no room there. McIntyre had become very congested and unsafe. So what was Jefferson County solution..... Have the tax payer foot the bill to widen the street and take large pieces of people front yards to widen the road to make it safe. Why would the county have not required the Ryland to help with the cost of widening the road. Since it will be all of those houses that will cause even more unsafe conditions on McIntyre? Why are so many houses being allowed to be built? It use to be out here you had 1 house per half acre. Now it is 5 houses to 1 acre. IT IS TOO MUCH. Please slow down of everything that is (was) great about this area will be lost. I am not against growth, but I am against poorly designed, unreasonable development.

Please share my concerns with the people who have the power to make these decisions.

**Jamie Poeling**

---

**From:** Jamie Poeling <[tpoeling@msn.com](mailto:tpoeling@msn.com)>  
**Sent:** Monday, March 07, 2016 2:03 PM  
**To:** [cfarrell@jeffco.us](mailto:cfarrell@jeffco.us)  
**Subject:** RE: Redevelopment of 15925 W 60th Circle. Case 16-101827 CMT

Christiana,

Please find attached a letter stating our objections to the development of the land to the west of our property.  
If you have any questions or concerns please call us at 303-887-4128.

Tom and Jamie Poeling

## Christiana Farrell

---

**From:** Janna [jannawertz@hotmail.com]  
**Sent:** Tuesday, March 08, 2016 9:24 PM  
**To:** Christiana Farrell  
**Subject:** New development behind Ryan Ranch

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Christiana,

I live at 5882 McIntyre Ct. in Ryan Ranch. I attended the public meeting about the proposed increase in homes being built to the west of our development. I would encourage the city to not allow an increase in the number of lots being sold. The only way those people can get in and out of their homes is via our development and roads.

Unfortunately, we have to pay to maintain our roads which is very expensive. Added lots would mean added wear and tear on our roads. I understand it is already zoned with 10 houses no matter what. I would encourage Jefferson County to take into consideration the hardship this would cause our community to add more homes that are allowed to be developed.

Thanks,  
Janna Wertz

## Christiana Farrell

---

**From:** Mary Rogers [Mary@rogershvac.com]  
**Sent:** Tuesday, April 05, 2016 10:44 AM  
**To:** Christiana Farrell  
**Subject:** Ryans Estate Subdivison - Case #16-101827 CMT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sorry for the additional email but forgot to add a concern:

I know that the drawing that was on display at the YMCA with the layout of the lots was preliminary, however, if the existing house is to be kept, the size of the lot that was shown does not conform with the setbacks set forth by Jeffco hence changing the rest of the development lot sizes.

Thanks again for your attention.

*Thank you,*

*Mary Rogers*

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## Christiana Farrell

---

**From:** Mary Rogers [Mary@rogershvac.com]  
**Sent:** Tuesday, April 05, 2016 10:44 AM  
**To:** Christiana Farrell  
**Subject:** Ryans Estate Subdivison - Case #16-101827 CMT

Sorry for the additional email but forgot to add a concern:

I know that the drawing that was on display at the YMCA with the layout of the lots was preliminary, however, if the existing house is to be kept, the size of the lot that was shown does not conform with the setbacks set forth by Jeffco hence changing the rest of the development lot sizes.

Thanks again for your attention.

*Thank you,*

*Mary Rogers*

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## Christiana Farrell

---

**From:** Mary Rogers [Mary@rogershvac.com]  
**Sent:** Tuesday, April 05, 2016 10:30 AM  
**To:** Christiana Farrell  
**Subject:** Ryans Estate Subdivision - Case #16-101827 CMT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning.

I wanted to comment on how important the drainage plan will be for the subject development. We are in the Moore Estates (the 3 houses to the north) and have had drainage issues (to include standing water and sediment) stemming from the property to the south of us that was not addressed at all at the development meeting at the YMCA. So much so that we had to repair our road twice due to standing water that drained from the south property.

Thanks for your attention to this.

*Thank you,*

*Mary*



**Mary Rogers - Project Coordinator**  
Rogers & Sons, Inc.  
HVAC Comfort, Geothermal, and Energy Specialist  
6202 Beach St., Denver, CO 80221  
Email: [mary@rogershvac.com](mailto:mary@rogershvac.com)  
Phone: (303) 296-2999  
Fax: (303) 296-3060  
Web Site: [www.rogershvac.com](http://www.rogershvac.com)

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## Christiana Farrell

---

**From:** Nancy Felix [nancyfelix@msn.com]  
**Sent:** Thursday, March 03, 2016 3:23 PM  
**To:** Christiana Farrell  
**Subject:** Rezoning of Ryan Ranch comments for Ryan Ranch HOA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

1. We are a covenant controlled community with an active HOA and our roads are privately owned.
2. As such any new development that is proposed for that piece of land will have to use our private roads for access.
3. When the proposal was submitted to Jeffco, under General Comments, it was suggested that a secondary access to the site should be considered. It was also suggested that Legal access needed to be verified, as far as we know that was not done.
4. We recommend that a secondary access to the site be considered. Accessing the site via 60th Circle will cause our community to suffer in the following ways:
  - The heavy equipment necessary to build 15-21 lots will cause considerable and accelerated wear and tear to our roads
  - We maintain those roads and are responsible from a budgetary perspective for resurfacing them and repaving them. The accelerated wear and tear will cause the community additional monies for road repairs much earlier than anticipated.
  - Several homeowners who have purchased their properties have small children and are now worried for their safety while major construction is underway.
  - The noise, pollution, congestion of workers and equipment will affect our quality of life.
  - Our water pressure is currently already low and we are concerned about the impact of up to 21 additional homes competing for the same water source
  - The types of home which are going to be built and will they have architectural reviews?
  - Who is the builder?
  - Will they have their own HOA or will they part of our HOA?
  - How do we ensure that any damages to our roads are covered?
  - The residents located at the corner of Nile Circle may have to have their sidewalk pulled up and will therefore be impacted by the new development. How will they be compensated for that?
  - Is it possible that there are other accesses to the property that have not been investigated? Again we seem to have some indication of that with the original filing to jeffco.

March 11, 2016

Christiana Farrell  
Zoning and Planning Commission  
Jefferson County Government Bldg.  
Golden, Colorado

Dear Christiana,

This letter is to object to the proposed rezoning plan to extend the Ryan Ranch Development to include the development of 15 to 20 new residences.

There are multiple reasons why this plan is unacceptable and would result in a negative impact to our community homeowners. Legitimate concerns regarding road access and water pressure were at the forefront of the discussion of the initial meeting. However, the six homeowners who directly border the property on the east side have more immediate concerns.

These homeowners paid a premium fee when their homes were purchased. The additional cost was for the view that presently exists. Taking that view away would lower the values of these homes.

There is an existing drainage pipe on the northeast corner of the property. This is the lowest point in the property, yet it was not identified by the engineer as one of the primary drainage areas. In addition, there appears to be an elevated sand mound septic system and drain field bordering the property on the southeast side. If this is indeed a septic system, what would be the environmental impact if the soil were disturbed?

The roads to access this potential development are not public and Ryan Ranch homeowners presently absorb the cost of maintaining them. It is obvious that damage to our roads would occur with the amount of heavy machinery traffic needed to develop the land.

At the first community meeting held on February 26, a number of residents expressed concerns about reduced water pressure. The question of how our water pressure would be affected was not adequately answered.

We do not object to the right of the property owners to develop the land in question. However, given the highly residential nature of the area we would expect the zoning commission to subject the proposed plan to extremely strict scrutiny for this type of development.

We have every confidence that Jefferson County officials will adequately address all of these concerns. Thank you for your attention to this matter.

Sincerely,

Ralph and Donna Tarola  
6064 Nile Circle  
Golden, CO 80403

610 360-5167  
donnatarola@gmail.com

Randy & Sandy Seaholm  
6085 Nile Circle  
Golden, Colorado 80403

March 8, 2016

Christiana Farrell  
Jefferson County Planning and Zoning Division  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419—3550

Reference: Rezoning of Property at 15925 W. 60<sup>th</sup> Circle  
Lot 22 Ryan Ranch FLG 1  
Case Number: 16-101827CMT

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Dear Ms. Farrell

Thank you for holding the community meeting on February 26, 2016, concerning the proposed rezoning of the property referenced above. We appreciated the opportunity to learn more about the proposal and meet with individuals that will be involved with the development.

We understand the proposal is for 15 lots, one of which already has a home on it. We understand the community meeting is just an initial step in the rezoning process and that a hearing before the Planning Commission and Board of County Commissioners is still required before building permits can be obtained.

To begin, we are opposed to the rezoning for the reasons set forth below. If the rezoning proceeds those issues must be addressed. Our number one concern is access to the property. There are two other possible ways to access this property other than 60<sup>th</sup> Circle, which runs through the Ryan Ranch HOA (RRHOA). But apparently when the property was platted the design was to access it from 60<sup>th</sup> Circle. 60<sup>th</sup> Circle is one of the streets that the RRHOA is responsible for maintaining, yet the subject property is not part of the RRHOA. We believe that much like the county collects taxes for roads it maintains, the RRHOA is entitled to compensation from the owners of the property proposed for rezoning for use of the streets the RRHOA is responsible for maintaining. Compensation could be provided via a contract, toll road or the property becoming part of the RRHOA, any one we believe would be an acceptable option.

However, our preferred options would be access via 61<sup>st</sup> Avenue to the north or from 60<sup>th</sup> Avenue on the west. 60<sup>th</sup> Avenue is maintained by the County and not by the RRHOA. We know either option would require agreement with the landowner (Kelley's) that originally subdivided the land. However, some utilities (fire hydrants) have already been installed on the property west of the property proposed

for rezoning, and access to 60<sup>th</sup> Avenue appears to have been contemplated. This would be a workable alternative if agreement could be reached, as there are no homes on any of that land at present. In addition to the actual payment for maintenance of the roads, RRHOA also pays for snow removal on the streets it maintains, which should be compensated for as well. If the property does not become part of the RRHOA we would ask that the county require a contract with the RRHOA and a bond be held, much like the county does for contractors to assure that any damage to the streets is fully repaired, and annual maintenance is paid. We would like to have the RRHOA consulted on any street repairs to assure repairs are consistent with the appearance of the surrounding streets.

In addition to the roads, members of the RRHOA have expressed the following concerns, of which we are in complete agreement and we feel the need to be fully addressed if the rezoning goes forward.

1. **Drainage:** The property drains in at least 3 directions. Runoff that goes south and/or southeast goes into detention ponds that belong to Van Bibber Estates. RRHOA has an annual maintenance contract with Van Bibber Estates for which the property proposed for rezoning should help pay, in addition to annual maintenance costs of the detention ponds that RRHOA maintains. Runoff that goes due east goes through the RRHOA and over a retaining wall that drops down onto 60<sup>th</sup> Avenue. Should that retaining wall require repair in the future we would ask the rezoned property pay a proportionate share. In the alternative, the rezoned property could provide a retention pond or ponds on the rezoned property.
2. **Water Utility:** Water pressure in parts of the RRHOA is already low. RRHOA was told by NTMWD that the RRHOA would need to install pumps so that the RRHOA could water its greenbelts. If the rezoned property hooks to water lines that the RRHOA is connected to the rezoned property needs to assure that that connection does not further reduce water pressure to RRHOA. Arrangements with NTMWD should be made to address this issue or have the rezoned property install appropriate pumps. I believe this water pressure matter is something NTMWD really needs to address as an engineering error was made somewhere along the line.
3. **Lighting:** Any street lighting for the proposed rezoned property needs to be on a separate meter and not attached to the RRHOA street lighting line without an appropriate meter as the RRHOA also pays for street lighting within the RRHOA.
4. **Fence:** Part of the fence that surrounded the RRHOA was removed and replaced with a rod iron fence by the owners of the property to be rezoned, which does not meet the RRHOA covenants. This was done without the permission of the RRHOA board, as I understand. The RRHOA Board should approve this change.
5. **Lots that back to the proposed development:** Folks that bought view lots backing to the proposed development no doubt paid a premium for the lot. Since the original property owner (Kelley) had knowledge and opportunity for some say in this matter and made none, it would seem appropriate that the homes built be ranch style so as not to completely obstruct their views.
6. **During Construction**
  - a. A bond should be required to cover any damage to the streets RRHOA is responsible for maintaining and the RRHOA Board should be consulted to assure any repairs are acceptable and fully consistent with the appearance of existing streets.

- b. Noise should be kept to a minimum during construction and construction limited to the hours of 8 am and 6 pm.
- c. Trash fencing should be installed around the property backing to RRHOA, maintained daily and all trash removed.
- d. Child safety is paramount; speed limits should be reduced to a minimum of 10 MPH, heavy equipment locked down and other appropriate safety measures taken.

Thank you for the opportunity to comment and giving our comments careful consideration.

Sincerely,



D. Randolph Seaholm



Sandra K. Seaholm

## Christiana Farrell

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**From:** Akloring [akloring@aol.com]  
**Sent:** Saturday, April 30, 2016 11:15 AM  
**To:** Christiana Farrell  
**Subject:** Public input re Case number 16-107974RZ

April 30, 2016

Re: Case Name: Ryan Ranch Lot 22  
Case Number: 16-107974RZ

From: Richard and Anne Loring, owners  
16180 W. 59th Drive  
Golden, CO 80403  
Ryan Ranch subdivision

We hereby voice our opposition to the above-referenced rezoning application submittal unless two conditions are met:

- 1) all owners of any homes built on Lot 22 from this date forward be required to pay a reasonable, permanent, on-going fee for maintenance, snow-removal, and future repair and/or replacement of the private streets in Ryan Ranch that is commensurate with the fees currently paid monthly by the owners of Ryan Ranch properties and that can be increased as necessary in the future to keep pace with future costs; and
- 2) all contractors of any homes built on Lot 22 from this date forward be required to repair any damage they cause to the privately owned Ryan Ranch streets during construction on Lot 22.

We acknowledge that this lot is landlocked and that the owners have a right of access, including the proposed additional owners. However, we do not believe they have a right to use private streets that surrounding owners must pay to maintain without contributing an equal share of the costs of maintenance.

We believe that these are reasonable conditions that can be met through negotiation with the Ryan Ranch Community Association, and we respectfully request that these conditions be attached to the rezoning application, if not already included, or be required by the approving bodies.

Thank you.

Richard and Anne Loring

## Christiana Farrell

---

**From:** Stacy Rogers [Stacy@rogershvac.com]  
**Sent:** Monday, April 04, 2016 10:42 PM  
**To:** Christiana Farrell  
**Cc:** Mary Rogers  
**Subject:** Ryans Estate subdivision - Case #16-101827 CMT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Farrell

We are the Rogers Family and we live at 16019 Allendale Place. We have one of the three properties in the Moore Estates that was developed back in 2005 by David Moore on behalf of Dale and Robin Burkhart. We have covenants as part of the buy agreement that the Burkharts developed in Dale's words to "Protect his property value" and this development stands to threaten ours. Dale even came to our first HOA meeting and insinuated that they were part of the HOA and any decisions we had should be ran by them for approval but do not believe the HOA documents state anything about their property being included.

We attended the Development meeting at the Arvada YMCA and notice the developers were quick to state that they are making plans to transition their properties from Ryan's Ranch to the properties to the North and West to not deter from their properties but stated NOTHING about how small lots sizes and minimal set back will affect those homes to the North and West, actually the MAJORITY of the outlining properties of the subject development is a minimum of .90/ac and above. So to say that they want to keep similar to the surrounding area, is not fair and very disappointing.

We have spoken to multiple realtors about the development plan and our properties will stand to lose double digit percentage values with the proposed plan. Anything with less setback criterial than the standard we were held to is simply wrong. Lot sizes less than those we were held and differing covenant standards will also detract from our values and does not meet the County's standard for 'New development should properly and reasonable mitigate the effects on existing development. As the quality of the development project increases, the density may increase as well' for purposes of re-zoning.

[Stacy Rogers](#)  
[303-898-2066](tel:303-898-2066)

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## Christiana Farrell

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**From:** Tania [taniag222@yahoo.com]  
**Sent:** Monday, March 07, 2016 8:22 PM  
**To:** Christiana Farrell  
**Subject:** Rezoning of 60th Circle in Ryan Ranch

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Farrell,

I live in Ryan Ranch and am quite concerned about the 15-21 homes projected to be built off of our neighborhood.

It is my understanding that this land was not to be developed per Ryan Ranch contract. Now, if it is, it seems it will be quite a toll on our roads and systems.

I am not in favor of this possibility.

Tania Guy  
Ryan Ranch resident  
on Wilmot Avenue

Christiana Farrell,

RE: Redevelopment of 15925 W 60<sup>th</sup> Circle. Case 16-101827 CMT

We would like it on record that we are against any building on the property at 15925 W 60<sup>th</sup> Circle. We are one of six neighbors that are on the east boundary of the property and know that this building will have significant impact on the quality and value of our homes. We have major concerns about how this will affect our community's quality of living over the next several years as the land is sold off and homes are built on individual lots. We picked this neighborhood because it was finished and quiet. We prefer to keep it that way.

We were told when we purchased our home that the land behind us could not be developed any further because it was enclosed within a private HOA development and that we were assured that there would be no homes behind us. This was one of the main reasons for purchasing our property. We have made extensive improvements to the back of our property that will be severely affected with the building of homes directly to the west. These improvements include but are not limited to a new private deck that overlooks the mountains that will now presumably look directly into the back of a new house.

We are greatly concerned that the county will require the builder to modify the roads leading into the "new development" up to Jefferson County standards. This would require the road width on 60<sup>th</sup> Circle to be enlarged for safety standards. This would be a disaster for us since the county has easement rights to our property for utilities. We would prefer not to lose any of our property since our yard is already currently small. Expanding the road into the easement would also require relocation of fence that we had installed three years ago. Even though the builder has said they do not want to have to enlarge the road and would request that it not, they cannot guarantee that the county would not require it. Again, this would have significant impact on the value of our property.

As a resident of Ryan Ranch, we are deeply concerned that additional expenses will be incurred by the HOA as a result of developing this property, which will increase our monthly fees. The roads within the subdivision are maintained by Ryan Ranch HOA. Any damage done by heavy trucks such as concrete trucks would likely come out of the pockets of neighborhood homeowners.

All residents in Ryan Ranch currently deal with very low water pressure issues. We understand that our community is located at the top of a hill and that we are at the lowest acceptable water pressure level allowed by North Table Mountain Water. During the summer, there is barely enough pressure to start our sprinkler system. We are concerned that additional usage will make this situation worse and could require additional investment in water system infrastructure, and that cost will be passed along to residents.

We are also concerned about them tearing out trees around the property since many birds and other animals live there. We believe that there are owls living in some of the trees there as we hear them often at night.

We are worried also about all the kids that live here and play along 60<sup>th</sup> Circle. We do not have a park in our neighborhood and many of them play on our currently quiet street. Building over the next few years will increase traffic in our neighborhood and will present safety concerns to pedestrians along that area.

There are also the concerns that come with construction projects including the increase of noise, dust, and theft in the area. We experienced a significant rise in theft of personal property just a few years ago tied to the increase of roofing contractors in our neighborhood. This occurred during the period when a number of damaged roofs were being replaced after a significant hail storm came through our neighborhood.

We ask that you please be mindful of the lives that this development will significantly impact over the next few years. Thank you for your consideration.

Tom and Jamie Poeling  
15885 West 60<sup>th</sup> Circle



**16-107974RZ**

**Ryan Ranch Lot 22 Official Development Plan**

BCC Hearing: 10-18-2016

Case Manager: Christiana Farrell



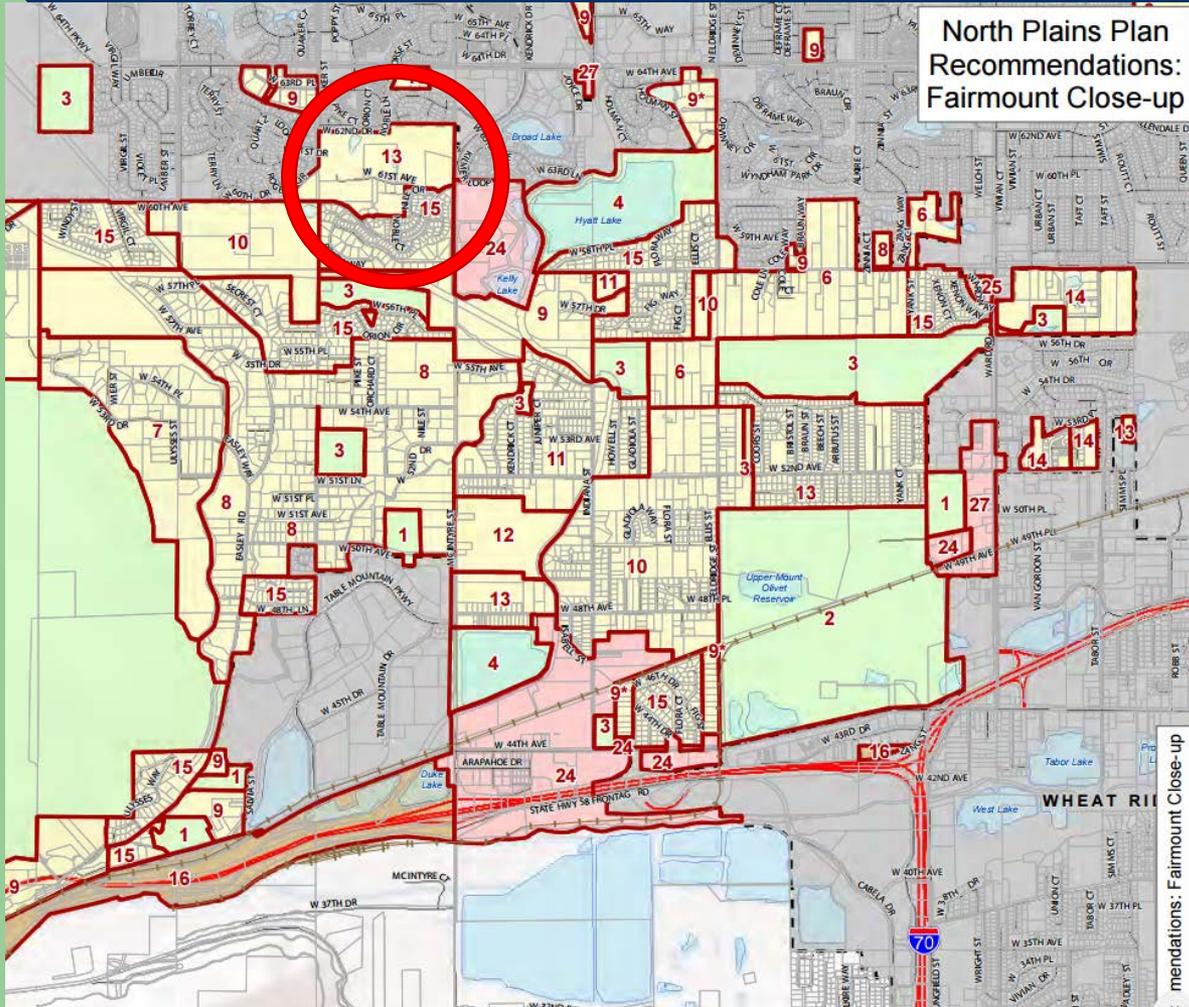


# Jefferson County

Planning and Zoning Division



## North Plains Plan Recommendations: Fairmount Close-up



- Area 13 - Fairmount Plan area - North Plains Plan.
- 4 DU/acre.

### Legend:

North Plains Plan Recommendations			
1. Schools/Museums	6. Special Character	11. 3 du/ac	17. Mineral Extraction
2. Cemetery	7. 0.5 du/ac	12. 3.5 du/ac	21. Office/Light Industrial/R&D
3. Open Space	8. 1 du/ac	13. 4 du/ac	22. Neighborhood Commercial
4. Water	9. 2 du/ac	14. 4-12 du/ac	24. Industrial
5. Rural Residential	9*. 2 du/ac/Equestrian	15. Fully Platted - Compatible Lot Size	25. Limited Commercial
	10. 2.5 du/ac	16. Utilities	27. Office/Light Industrial/R&D
			30. Activity Center
			Parcels
			Lakes
			Cities

North Plains Plan Recommendations: Fairmount Close-up





ODP BK 109 pg 48 Rec # F1170318

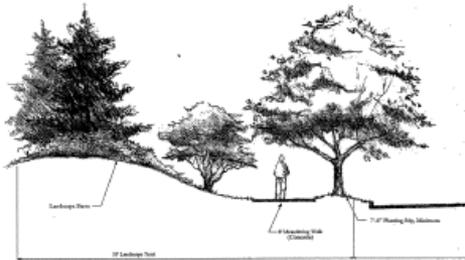
# Ryan Ranch

## Official Development Plan

Sheet 2 of 4

Case No. 98015355RZP1

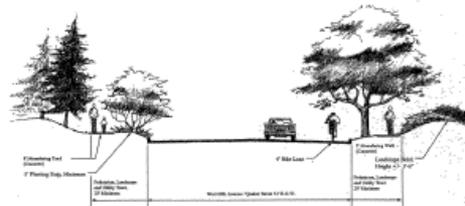
Map No. 75



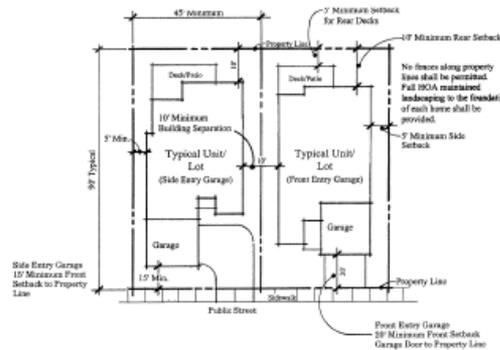
**Illustration B - McIntyre Street Section**  
Section L.1.a. of the ODP Written Restrictions



**Illustration C - McIntyre Street Character Sketch**  
Section L.1.a. of the ODP Written Restrictions



**Illustration D - West 60th Avenue / Quaker Street Section**  
Section L.1.b. and L.1.c. of the ODP Written Restrictions

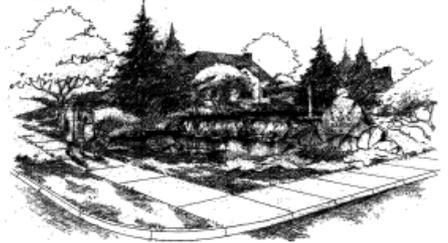


**Illustration A - Typical Lot Layout Use Area C**  
Section E.3. of ODP Written Restrictions

These illustrations are intended only to depict what the written restrictions are proposing might occur. They are subject to possible changes with the actual development proposals to be provided to the County.



**Illustration E - West 60th Avenue Character Sketch**  
Section L.1.b. of the ODP Written Restrictions



**Illustration F - McIntyre Street Entry Character Sketch**  
Section L.2. of the ODP Written Restrictions



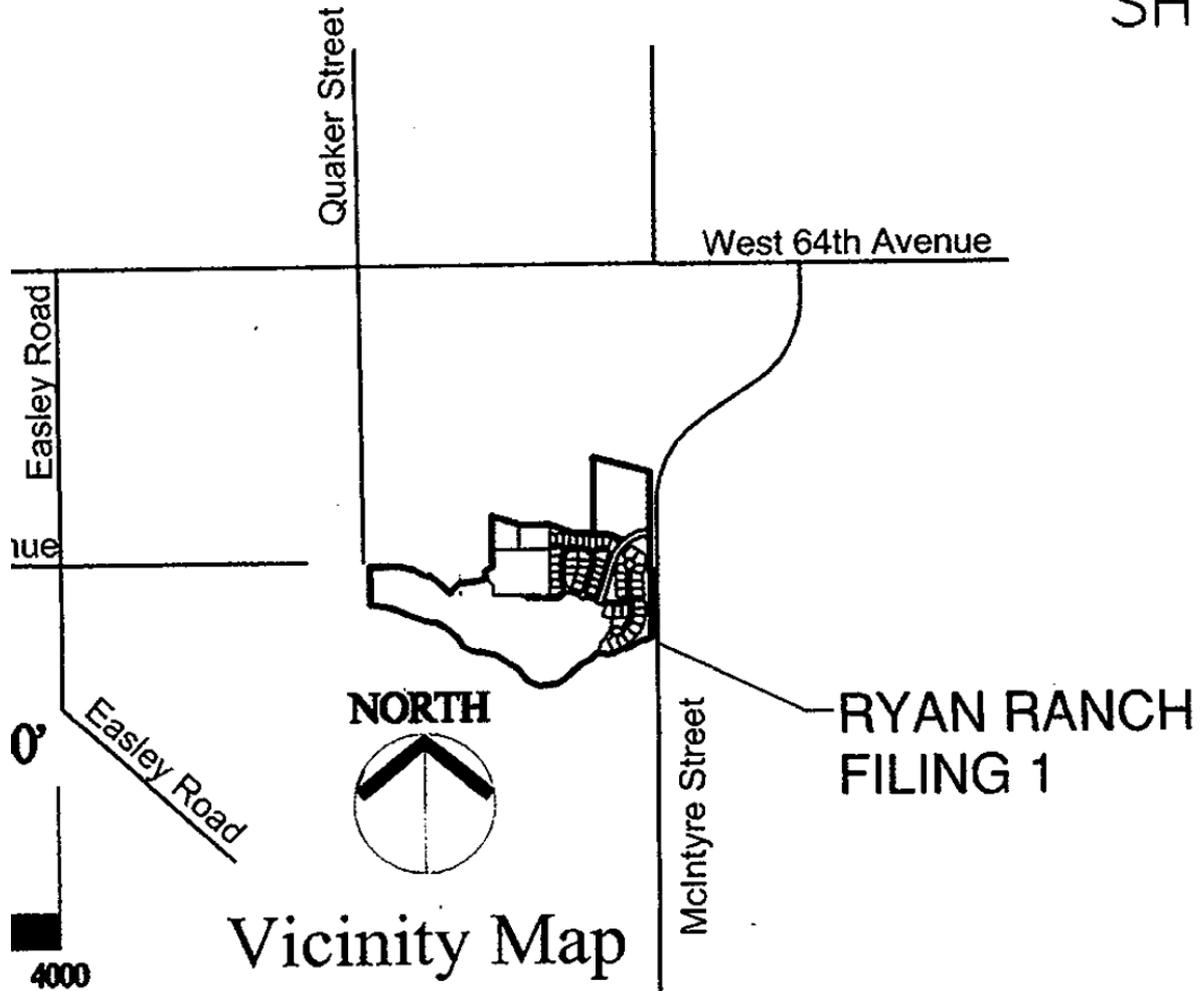
**Illustration G - Typical Pond Character Sketch**  
Section L.3. of the ODP Written Restrictions

# Jefferson County

Planning and Zoning Division



SHI





## Summary of Request:

- Maximum of 16 lots for single-family detached homes
- Minimum lot size of 8,500 square feet
- Setbacks will follow standard Residential-1A zone district:
  - Front – 20 ft
  - Side – 5 ft
  - Rear – 20 ft
  - Distance between structures: 15 ft
- Lots will all connect to public water and sanitation



## Process:

- Referrals were sent to the following external agencies:
  - 8 HOAs within a 500 ft radius of the property
  - North Table Mountain Water and Sanitation
  - APEX Park & Rec
  - Fairmount Fire Protection District
  - Xcel
  - Comcast
  - CenturyLink
- Referrals were sent to the following internal agencies:
  - Engineering
  - County Geologist
  - Public Health
  - Transportation & Engineering
  - Open Space
  - Road & Bridge
- All agency comments have been addressed

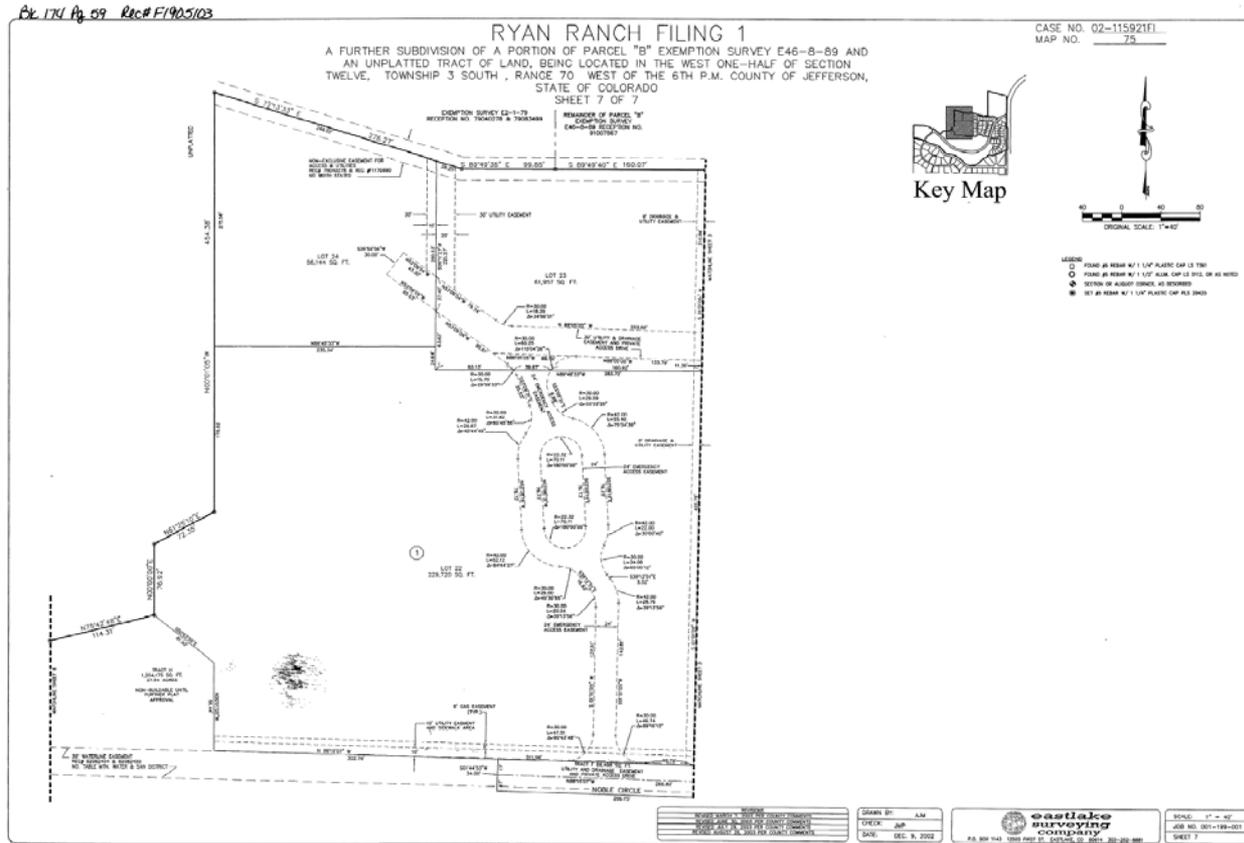
# Jefferson County

Planning and Zoning Division



## Issues:

- Water Pressure
- Access/Road Maintenance
- Drainage



11. THE PRIVATE ACCESS DRIVES WILL BE MAINTAINED BY THE SUBDIVIDERS, THEIR SUCCESSORS OR ASSIGNS, UNTIL SUCH TIME AS MAINTENANCE OF THE PRIVATE ACCESS DRIVES IS ASSUMED BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR KEEPING THE PRIVATE ACCESS DRIVES PASSABLE AT ALL TIMES. THE PRIVATE ACCESS DRIVES SHALL NOT BE ACCEPTED FOR OWNERSHIP NOR MAINTENANCE BY JEFFERSON COUNTY IN THE FUTURE. WITH THE SALE OF EACH LOT, THE OWNER SHALL PROVIDE THE PURCHASER(S) A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER, THROUGH AND ACROSS THE PRIVATE ACCESS DRIVES.





- Planning Commission:

- Safety concerns during construction and development of the site
- Traffic through the private roads of Ryan Ranch that the HOA maintains
- Existing and potential drainage problems from the site
- Decreased property values, primarily due to the loss of views
- Loss of water pressure



## Findings/Recommendations:

Staff recommends that the Board of County Commissioners find that:

1. The proposal is in general conformance with the Comprehensive Master Plan because it meets all applicable sections of the Plan policies;
2. The proposed land uses are compatible with existing and allowable land uses in the surrounding area because the lot sizes, densities and uses are comparable to surrounding properties; and,
3. The proposed land uses will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

And;

Staff recommends that the Board of County Commissioners APPROVE Case No. 16-107974RZ subject to the following conditions:

1. Recordation of a revised Official Development Plan in accordance with the red-marked print dated October 18, 2016.